



AGENDA
REGULAR CITY COUNCIL MEETING
MONDAY, DECEMBER 16, 2019
WORK SESSION- 5:30 P.M.
REGULAR SESSION- 6:00 P.M.
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142

WORK SESSION- 5:30 P.M. 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, state Councilmembers present, and declares a quorum present.

1. Discussion and review of the proposed City of Kaufman's 5-year Capital Improvement Plan.

ADJOURNMENT

REGULAR CITY COUNCIL MEETING- 6:00 P.M.

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.**

PROCLAMATION

2. Street Dedication- Dr. William "Bill" Fortner

3. Street Dedication- Dennis Berry

RECOGNITION Business of the Month - Kaufman Herald

CONSENT AGENDA

4. Consider and take appropriate action on the minutes of the November 25, 2019, Regular City Council Meeting.
5. Consider and take appropriate action on designating the Kaufman Herald as the Official Newspaper for the City of Kaufman (2020).
6. Consider and take appropriate action on Resolution R-28-19, a resolution of the City Council of the City of Kaufman repealing Resolution R-26-14, and any previously adopted resolution related to adoption or amendment of the City's Land Use Assumptions and Capital Improvements Plans; and providing an effective date.
7. Consider and take appropriate action on Change Order #7 for the Paving, Drainage, Sanitary Sewer, and Water Improvements for S. Houston St., W. 4th St., S. Austin St., and W. Fair St.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEM

8. Consider and take appropriate action on the award of bid and contract for the Demolition, Construction, and Renovation Services for the proposed Civic Center and authorizing the Mayor or his designee to execute necessary documents.
9. Consider and take appropriate action on the award of bid and contract for the Asbestos Abatement Services for the proposed Civic Center and authorizing the Mayor or his designee to execute necessary documents.
10. Consider and take appropriate action on the City of Kaufman's 5-year Capital Improvement Plan.
11. Consider and take appropriate action on Resolution R-27-19, a resolution of the City Council of the City of Kaufman, approving a desire to join a coalition of non-member customer entities of the North Texas Municipal Water District; and providing an effective date.

PUBLIC HEARING

12. Hold a Public Hearing and consider and take appropriate action on Ordinance No. O-32-19, an ordinance of the City Council of the City of Kaufman, approving the "Land Use Assumption", which includes the "Future Land Use Plan", the "Streets Capital Improvements Plan for 2019-2029" and the "Water Capital Improvements Plan for 2019-2029", each being a component of the "Capital Improvements Plan and Impact Fee Update for Water and Streets 2019-2029" for the City of Kaufman; Providing Amendments to Adopt A New Section 80.0, "Adoption of Land Use Assumptions and Roadway Facilities Capital Improvements Plan" of Chapter 80, "Roadway Facilities Impact Fee" and adopting a new Section 106.40 "Adoption of Land Use Assumptions and Water Capital Improvements Plan" Of "Division 1, "Generally" Of Article II, "Water" Of Chapter 106, "Utilities" to adopt Land Use Assumptions, Future Land Use Plan, the Streets Capital Improvement Plan for 2019-2029 and the Water Capital Improvements Plan for 2019-2029 as set forth in the Capital Improvements Plan and Impact Fee Update for Water and Streets 2019-2029" and providing an effective date.
 - a. Presentation
 - b. PUBLIC HEARING
 - c. Consider and take appropriate action on Ordinance O-32-19.
13. Hold a Public Hearing and consider and take appropriate action on Ordinance O-33A-19, an ordinance of the City Council of the City of Kaufman, amending Ordinance O-29-14, and Chapter 106 Utilities, Article II "Water" of the Code of Ordinances, adopting amendments to the Water Facilities Impact Fees to be assessed by the City of Kaufman, Texas; providing for calculation of maximum impact fees and use of proceeds from impact fees; regulating the assessment and collection of impact fees; providing a water facilities impact fee schedule; imposing an impact fee and providing for exceptions; providing for credits; regulating accounting for fees and interest; providing for refunds; incorporating the water facilities land use assumptions and service area, the Water Capital Improvements Plan; adopting various other provisions relative to water impact fees providing an effective date of January 1, 2020 for the assessment of the amended impact fees.
 - a. Presentation
 - b. PUBLIC HEARING
 - c. Consider and take appropriate action on Ordinance O-33A-19.

14. Hold a Public Hearing and consider and take appropriate action on Ordinance O-33B-19, an ordinance of the City Council of the City of Kaufman, amending Ordinance O-30-14, and Chapter 80, Roadway Facilities Impact Fee of the Code of Ordinances, regarding the adoption of amendments to Roadway Facilities Impact Fees to be assessed by the City of Kaufman, Texas; providing for calculation of maximum impact fees and use of proceeds from impact fees; regulating the assessment and collection of impact fees; providing a roadway facilities impact fee schedule; imposing an impact fee and providing for exceptions; providing for credits; regulating accounting for fees and interest; providing for refunds; incorporating the roadway facilities land use assumptions and service area, the Roadway Facilities Capital Improvements Plan; adopting various other provisions relative to roadway impact fees' providing an effective date of January 1, 2020 for the assessment of the amended impact fees.
 - a. Presentation
 - b. PUBLIC HEARING
 - c. Consider and take appropriate action on Ordinance O-33B-19.
15. Hold a Public Hearing and consider and take appropriate action on 5 Variances to the City of Kaufman Subdivision Regulations Section III. "Subdivision Design Standards", Section 3.1 "Streets" specific to street construction, cul-de-sac length, two points of entrances to a subdivision, Section 3.5 "Sidewalks", and Section 3.10 "Stormwater Collection/Conveyance Systems". The variances are requested as part of a residential replat of a 34.43 acre site located in the Extraterritorial Jurisdiction of the City of Kaufman and generally located along South SH 34 on the east side almost to the City of Scurry and behind the Gastonia Scurry Special Utility District water tower, onto Farm Village Road, 8355 Village Glen Lane and other unaddressed vacant lots within the subdivision. The subdivision is more commonly identified as the Farm Village Addition and the requested variances are as follows:
 1. **Section 3.1.c.7 Street Construction** – Requesting a variance from street construction requirements.
 2. **Section 3.1.p Cul-de-sac Length** – Request for variance from requirements that a cul-de-sac street be no longer than 600 feet.
 3. **Section 3.1.t Two Points of Entrance to a Subdivision**- Requesting a variance from the requirement for two points of access from improved public roadways.
 4. **Section 3.5.a. Sidewalks** – Requesting a variance from requirement to install sidewalks within or on the perimeter of the subdivision.
 5. **Section 3.10.a Stormwater Collection/Conveyance Systems - System design requirements** – Request a variance from the requirement to construct a concrete curb and gutter drainage system.
 - a. Presentation
 - b. PUBLIC HEARING

- c. Consider and take appropriate action on a Variance to City of Kaufman Subdivision Regulations: **(1)** Section 3.1.c.7, Street Construction; **(2)** Section 3.1.p Cul-de-sac Length; **(3)** Section 3.1.t Two points of entrance to a subdivision; **(4)** Section 3.5.a. Sidewalks and **(5)** Section 3.10.a Stormwater Collection/Conveyance Systems - System design requirements
16. Hold a Public Hearing and consider and take appropriate action regarding a Final Plat, such request being a proposed Replat of the Farm Village Addition, Phase I and being a replat of Lots 2-9, open area, green space areas and re-aligning the right of way for Farm Village Road, a 34.43 acre site located in the Extraterritorial Jurisdiction of the City of Kaufman and generally located along South SH 34 on the east side almost to the City of Scurry and behind the Gastonia Scurry Special Utility District water tower, onto Farm Village Road, 8355 Village Glen Lane and other unaddressed vacant lots within the subdivision. A twelve lot subdivision is proposed. (FP-11-19)
- a. Presentation
 - b. PUBLIC HEARING
 - c. Consider and take appropriate action on a Final Plat to replat a 34.43 acre site located in the Extraterritorial Jurisdiction of the City of Kaufman and generally identified as Farm Village Addition, Phase I.
17. Hold a Public Hearing and consider and take appropriate action on Ordinance O-34-19, an ordinance of the City Council of the City of Kaufman, for a request by Matthew Shelton and Summer Harrison to amend the City of Kaufman's Future Land Use Plan from Future Commercial to Future Medium Density Single Family Residential on the property addressed as 711 East 1st North Street and part of Block 324 of the Kaufman Revised Addition. The property is proposed to be used as a single family development. (M-01-19)
- a. Presentation
 - b. PUBLIC HEARING
 - c. Consider and take appropriate action on Ordinance O-34-19
18. Hold a Public Hearing and consider and take appropriate action on Ordinance O-35-19, an ordinance of the City Council of the City of Kaufman, for a request by Matthew Shelton and Summer Harrison to rezone 0.746 acres at the property addressed as 711 East 1st North Street and part of Block 324 of the Kaufman Revised Addition from Retail (R) to Single Family 6 (SF-6). The property is proposed to be used as a single family development. (Z-09-19)
- a. Presentation

- b. PUBLIC HEARING
- c. Consider and take appropriate action on Ordinance O-35-19

PLANNING & ZONING ITEMS

- 19. Consider and take appropriate action on the Preliminary Plat of Lots 1-5, Block 1, The Sterlings Addition. The 0.993 acre site is located between Lions Den Trail and Tabor Parkway. The property is zoned Townhouse (TH). A subdivision of five duplex lots is proposed.(PP-02-19)
- 20. Consider and take appropriate action on the Final Plat of Lots 1-5, Block 1, The Sterlings Addition. The 0.993 acre site is located between Lions Den Trail and Tabor Parkway. The property is zoned Townhouse (TH). A subdivision of five duplex lots is proposed.(FP-09-19)

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

- 21. Receive an update and discussion regarding the following:
 - a. Discussion Item Report (DIR)
 - b. Star Transit Ridership Reports- November 2019
 - c. WWTP SEP Project Update.
 - d. First day to file application for a place on the Ballot for the City's General Election, January 15, 2020. Last day to file application - February 14, 2020.
 - e. City Hall Closed- Tuesday, December 24, 2019- Christmas Eve and Wednesday, December 25, 2019- Christmas
 - f. City Hall Closed- Wednesday, January 1, 2020- New Year's Day
 - g. City Hall Closed- Monday, January 20, 2020- Dr. Martin Luther King Jr. Day
 - h. Monthly calendars attached

EXECUTIVE SESSION

- 22. 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
- b. Texas Government Code §551.072 and §551.087(1&2): 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 (Section 551.072) and Deliberation regarding Economic Development Negotiations, to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations (Section 551.087(1)), and to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1). (Section 551.087(2)) regarding: 54 Acres City Owned Property
- c. Texas Government Code § 551.071: Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act re: Public Information Act Requests, disclosures, and 2019 legislation

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

23. 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 5:00 P.M. ON FRIDAY, DECEMBER 13, 2019 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

Jessie Hanks

**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), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES) AND 551 .086 (ECONOMIC DEVELOPMENT).

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: 12/16/2019

Date: 12/4/2019

Item #: 1.

Dept.: Administration

Discussion Item

SUBJECT:

Discussion and review of the proposed City of Kaufman's 5-year Capital Improvement Plan.

BACKGROUND:

This workshop will allow discussion of capital improvement project priorities that will be necessary to adopt a 5-year Capital Improvement Program. This program was introduced last month. Council was asked to review and comment on the various priorities and project year placement. Specifically, prioritizing the remaining storm drainage 'hot spot' projects. Attached is the spreadsheet outlining all of the capital improvements laid out over the next 5 years.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: NA

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

5-YEAR CAPITAL IMPROVEMENT PROGRAM

FISCAL YEAR											
PROJECT		PRELIMINARY		FUNDING		FUNDING		FUNDING		FUNDING	
		COST	2020	SOURCE	2021	SOURCE	2022	SOURCE	2023	SOURCE	2024
1	STREET BOND PHASE II	\$ 4,954,594	\$ 4,954,594	8, 9, 10							
STORM DRAINAGE PROJECTS		\$ 7,320,000									
2	10TH/CLAY/AUSTIN STORM DRAINAGE	\$ (1,900,000)			\$ 1,900,000	9					
3	E. 1ST NORTH & GROVE	\$ (1,140,000)									
4	HILLCREST REHAB	\$ (460,000)									
5	E. 1ST NORTH, JENKINS & PARK	\$ (2,250,000)									
6	MELODY CIRCLE	\$ (1,200,000)									
7	PRISCILLA LANE	\$ (370,000)									
8	WASHINGTON UTILITY LINE RELOCATE	\$ 2,500,000							\$ 2,500,000		
9	FIRE LADDER TRUCK	\$ 1,500,000					\$ 1,500,000	LEASE			
10	PUBLIC WORKS FACILITY	\$ 2,500,000									\$ 2,500,000
STREET OVERLAY/REHAB (SALES TAX)		\$ 390,000	\$ 390,000	13							
	E. HICKORY	\$ (60,000)									
	ALTON ST	\$ (32,000)									
	S. JACKSON ST	\$ (90,000)									
	COLEMAN	\$ (25,000)									
	MONROE	\$ (92,000)									
	BLAIN	\$ (27,000)									
	HICKORY	\$ (64,000)									
11	ELEVATED WATER TOWER	\$ 1,500,000							\$ 1,500,000	18	
12	WINDSOR PARK STREET REHAB	\$ 212,515			\$ 212,215	13					
13	SPLASH PAD	\$ 300,000			\$ 300,000	8					
14	CIVIC CENTER	\$ 3,750,000	\$ 3,400,000	8							
15	CITY LAKES PARK BOAT DOCK GRANT	\$ 666,667			\$ 666,667	14					
16	CITY LAKES PARK FENCE	\$ 66,200	\$ 66,200	FY20 GF							
17	DISC GOLF COURSE	\$ 25,000	\$ 25,000	OPM							
18	HIKE & BIKE TRAIL & SOCCER IMPROVEMENTS	\$ 500,000							\$ 500,000	15	
19	GEORGETOWN PARK	\$ 1,500,000									\$ 1,500,000
20	TABOR PARKWAY PHASE II	\$ 5,000,000			\$ 5,000,000						17
21	STORM WATER HOLDING WALL EXTENSION	\$ 140,000	\$ 140,000	3							
22	AMI	\$ 1,200,000			\$ 1,200,000						
23	Water Tower Interior/Exterior Recoating x2	\$ 500,000									\$ 500,000
WWTP IMPROVEMENTS TOTAL		\$ 3,208,500									
23	MECHANICAL BAR SCREEN W/WASHER COMPACTER	\$ (380,000)			\$ 380,000	6					
	GRIT REMOVAL - REPLACE EQUIP IN BASIN	\$ (360,000)			\$ 360,000	6					
	INFLUENT METER - NEW METERING MANHOLE	\$ (71,000)			\$ 71,000	6					
	SLUDGE HOLDING PUMP TO SLUDGE BEDS	\$ (58,000)			\$ 58,000	6					
	SLUDGE BED REHAB	\$ (55,000)			\$ 55,000	6					
	SLUDGE HOLDING COARSE BUBBLE AERATION	\$ (195,000)			\$ 195,000	6					
	ADD COVER OVER FILTER	\$ (45,000)			\$ 45,000	6					
24	NEW SECONDARY CLARIFIER	\$ (655,000)					\$ 655,000	6			
	NEW SECONDARY CLARIFIER	\$ (235,000)					\$ 235,000	4			
	ACC CHLORINATION/DECHOLRINATION FACILITY	\$ (420,000)					\$ 420,000	6			
	SOFT COSTS	\$ (236,000)	\$ 236,000	4							
	SOFT COSTS	\$ (498,500)			\$ 498,500	4					
25	175 SEWER LINE EXTENSION	\$ 105,000	\$ 105,000	5							
TOTAL		\$ 37,838,476									

AVAILABLE FUNDS	
FUNDING SOURCES:	
1	2016A CO (UTILITIES) \$ 2,542,364
2	2017A GO BONDS (STREETS) \$ 2,136,915
3	2018 CO (STORM DRAINAGE) \$ 74,804
4	2018 CO (WWTP) \$ 879,077
5	2018 CO (UTILITIES) \$ 449,844
6	TWDB LOAN \$ 2,710,000
7	STORM DRAINAGE CO \$ 1,900,000
8	2019 CO \$ 3,500,000
9	2020 CO \$ 3,000,000
10	CHAMBER CD \$ 250,000
11	TxDOT OVERRUN REIMBURSEMENT \$ 814,000
12	LAKE KAUFMAN PROCEEDS \$ 1,000,000
13	STREET MAINT SALES TAX (ANNUAL x 4) \$ 1,556,912
14	TPWD BOAT DOCK GRANT 666,667
15	TPWD PARK GRANT \$ 500,000
16	TPWD TRAIL GRANT \$ 200,000
17	PID PARK GRANT \$ 1,470,750
18	TIRZ REIMBURSEMENT \$ 1,500,000
19	PARK DEDICATION
20	COUNTY ROAD BOND PROCEEDS \$ 5,000,000
TOTAL \$ 30,151,333	

City of
Kaufman
Proclamation

WHEREAS, Dr. William Fortner served as Mayor of the City of Kaufman from 2007 to 2015 during which time he made a great impact of the future development of the city; and

WHEREAS, Mayor Fortner played a pivotal role in supporting and assisting the efforts to further develop the City of Kaufman; and

WHEREAS, without Dr. Fortner's leadership and eagerness, the City of Kaufman would never have been able to make the developmental changes needed to enhance our community; and

WHEREAS, the City of Kaufman is greatly appreciative for Dr. Fortner's efforts in improving the quality of life in Kaufman by supporting Economic Development opportunities and encouraging developers to build in Kaufman; and

WHEREAS, urging all citizens of our community to help recognize the tremendous leadership and support by Mayor William Fortner to the City of Kaufman.

NOW, THEREFORE, I, Jeff Jordan, Mayor of the City of Kaufman, do hereby proclaim the dedication of a street in the Georgetown at Kings Fort Development to be called:

**Fortner
Circle**

IN WITNESS WHEREOF, I have set my hand and caused
the Seal of the City to be affixed this 16th day of December,
2019.

Jeff Jordan, Mayor, City of Kaufman



City of Kaufman Proclamation

WHEREAS, Dennis Berry served as Mayor of the City of Kaufman from 2001 to 2003 during which time he was an advocate for the future development of the city; and

WHEREAS, Mayor Berry was very supportive of the initial plans for Georgetown at Kings Fort Development to bring more housing to Kaufman; and

WHEREAS, due to his welcoming nature and creditability as mayor, Jim Meara with The Meara Company felt comfortable buying and developing property in the City of Kaufman which as transformed the future of Kaufman; and

WHEREAS, the City of Kaufman is greatly appreciative for Mr. Berry's efforts in improving the quality of life in Kaufman by supporting Economic Development opportunities and encouraging developers to build in Kaufman; and

WHEREAS, urging all citizens of our community to help recognize the tremendous leadership and support by Mayor Dennis Berry to the City of Kaufman.

NOW, THEREFORE, I, Jeff Jordan, Mayor of the City of Kaufman, do hereby proclaim the dedication of a street in the Georgetown at Kings Fort Development to be called:

Berry Lane

IN WHITNESS WHEREOF, I have set my hand and caused the Seal of the City to be affixed this 16th day of December, 2019.

Jeff Jordan, Mayor, City of Kaufman



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, NOVEMBER 25, 2019 - 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 Pro-Tem Patterson called the City Council meeting to order at 6:00 p.m. Councilmembers present were Patty Patterson, Carole Aga, Charles Gillenwater, Matt Phillips, Barry Ratcliffe, and Jeff Council. Mayor Pro-Tem Patterson 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, Police Chief Dana Whitaker, and Police Sergeant Tommy Black.

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

No comments were given.

RECOGNITION

1. Business of the Month - Brookshire's Food & Pharmacy

Mayor Pro-Tem Patterson, Mr. Holder, and Ms. Glasscock presented the November Business of the Month award to Dean Fannin, for Brookshire's Food & Pharmacy. Mr. Holder gave a brief history of the business and their support of the company. Mr. Fannin expressed his appreciation for the recognition and highlighted the successes of Brookshire's in Kaufman.

2. Street Dedication- Dr. William "Bill" Fortner

3. Street Dedication- Dennis Berry

Councilmember Ratcliffe made a motion to table agenda items 2 and 3 until the December 16th City Council meeting. The motion was seconded by Councilmember Aga and passed 6/0.

PUBLIC HEARING

4. Conduct a public hearing, consider and take appropriate action on Ordinance O-30-19, an ordinance of the City Council of the City of Kaufman, Texas amending the City of Kaufman's Comprehensive Zoning Ordinance O-02-07, as amended, codified as Chapter 118 of the City of Kaufman Code of Ordinances by amending Section 40.8 "Temporary Use Permit", Section A, "Temporary Use Defined" to adopt regulations for Special Food and Drink Sales in the Central Business District as set forth in Subparagraph "d", "Special Food and Drink Sales" of Subsection "d", "Central Business District (CBD) Special and Seasonal Sales Events" and authorizing the Issuance of Temporary Use Permits for such sales, providing regulations relative to length of permit, noise, garbage, proximity to existing businesses and related matters. (Z-08-19)

a. Presentation

Ms. Ratcliff outlined the request to amend the Comprehensive Zoning Ordinance and the purpose of the amendment. She briefed Council on the process staff went through to get to the ordinance that is proposed. She explained the wording of the amendment and how it would work in reality.

b. PUBLIC HEARING

Mayor Pro-Tem Patterson opened the Public Hearing at 6:10 p.m. With no speaker present, Mayor Pro-Tem Patt closed the Public Hearing at 6:10 p.m.

c. Consider and take appropriate action on Ordinance O-30-19

There were discussions about the location of the proposed coffee shop, what other city's are doing, and the process for the temporary use permit.

Councilmember Council made a motion to approve Ordinance O-30-19 as presented. The motion was seconded by Councilmember Aga and passed 6/0.

DISCUSSION/ACTION ITEMS

5. Consider and take appropriate action on the minutes of the October 28, 2019, Regular City Council Meeting.

Councilmember Ratcliffe made a motion to approve the minutes of the October 28, 2019, Regular City Council Meeting as presented. The motion was seconded by Councilmember Phillips and passed 6/0.

6. Consider and take appropriate action on Resolution R-26-19, a resolution of the City Council of the City of Kaufman, Texas, accepting Public Improvements for the Dallas Street Drainage Improvement Project and establishing the date for a two (2) year warranty period.

Mr. Slye informed Council the resolution provides for the acceptance of the Community Development Block Grant project making several storm drainage and intersection improvement along Dallas Street from Mulberry to 9th St. He stated the project has been inspected and all construction and additional conditions have been met. He added that staff recommended approval.

Councilmember Gillenwater made a motion to approve Resolution R-26-19 as presented. The motion was seconded by Councilmember Aga and passed 6/0.

7. Consider and take appropriate action on the acceptance of the City of Kaufman's 5 year Capital Improvement Plan.

Mr. Holder outlined the purpose for staff developing the Five-Year Capital Improvement plan for the city. He presented the plan, highlighted various items, and the funding sources for each. He requested Council input on the priority of the projects and any addition of projects and they discussed such matters

Councilmember Council made a motion to table the City of Kaufman's Five-Year Capital Improvement Plan until the December meeting. The motion was seconded by Councilmember Ratcliffe and passed 6/0.

8. Consider and take appropriate action on Ordinance O-31-19, an ordinance of the City Council of the City of Kaufman, Texas, authorizing the issuance and sale of City of Kaufman, Texas Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2019, in an aggregate principal amount not to exceed \$3,625,000; and ordaining other matters relating to the subject.

Mr. Slye introduced Nick Bulaich with Hilltop Security. Mr. Bulaich gave a presentation on the sale of the Certificate of Obligation. Her outlined all the numbers for the issuing of this debt. He reviewed the tabulations of the bids received, the final debt service schedule, the historical sale information, and the preliminary official statement to provide to potential investors.

Councilmember Phillips made a motion to approve Ordinance O-31-19, authorizing the issuance and sale of City of Kaufman, Texas Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2019, in an aggregate principal amount not to exceed \$3,625,000; and ordaining other matters relating to the subject. The motion was seconded by Councilmember Ratcliffe and passed 6/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

9. Receive an update and discussion regarding the following:

- a. Discussion Items Report (DIR)
- b. STAR Transit Ridership Reports- October 2019
- c. HHW Solutions Contract.
- d. Recyclops update.
- e. Civic Center Timeline.
- f. City Hall Closed- Thanksgiving- November 24 & 25.
- g. Volunteer Fire Department Banquet- December 3.
- h. Employee Christmas Lunch- December 13.
- i. A Kaufman Christmas Carol- December 14.
- j. Monthly Calendars Attached

Mr. Slye gave an update on the above-listed items.

EXECUTIVE SESSION

Mayor Pro-Tem Patterson adjourn the meeting into Executive Session at 6:43 p.m.

- 10. 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 and §551.087(1&2): 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 (Section 551.072) and Deliberation regarding Economic Development Negotiations, to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations (Section 551.087(1)), and to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1). (Section 551.087(2)) regarding: 54 Acres City Owned Property
 - b. 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

11/25/2019

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

Mayor Pro-Tem Patterson reconvened into Regular Session at 7:28 p.m.

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

Councilmember Phillips made a motion to authorize the City Manager to continue negotiations relating to the city's 54 acre tract and incentives consistent with the concept as discussed in Executive Session. The motion was seconded by Councilmember Council and passed 6/0.

Councilmember Ratcliffe made a motion to authorize the City Manager to continue negotiations related to Kaufman Lake in accordance with discussions in Executive Session. The motion was seconded by Councilmember Gillenwater and passed 6/0.

ADJOURNMENT

There being no further business, Mayor Pro-Tem Patterson adjourned the meeting at 7:30 p.m.

ATTEST:

PATTY PATTERSON
MAYOR PRO-TEM

JESSIE HANKS
CITY SECRETARY



Meeting
Date: 12/16/2019

Date: 12/3/2019

Item #: 5.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on designating the Kaufman Herald as the Official Newspaper for the City of Kaufman (2020).

BACKGROUND:

Pursuant to the Kaufman City Charter Section 11.02 the City Council shall declare annually an official newspaper of general circulation in the City. Staff recommends the Kaufman Herald.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Slye, City Manager

Cost: N/A

Funds Available: N/A

Source: N/A

Recommendation: Recommends designing the Kaufman Herald as the Official Newspaper for the City of Kaufman for 2020.

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



Meeting
Date: 12/16/2019

Date: 12/13/2019

Item #: 6.

Dept.: Development
Services

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-28-19, a resolution of the City Council of the City of Kaufman repealing Resolution R-26-14, and any previously adopted resolution related to adoption or amendment of the City's Land Use Assumptions and Capital Improvements Plans; and providing an effective date.

BACKGROUND:

This is a housekeeping measure to repeal the previous adopted resolutions for impact fees.

Author:

Marcy Ratcliff, Development Services Director

Reviewed:

Mike Slye, City Manager

Cost: N/A

Funds Available: N/A

Source: N/A

Recommendation: Staff recommends approval of R-28-19.

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

RESOLUTION NO. 28-19

A RESOLUTION OF THE CITY OF KAUFMAN, TEXAS, REPEALING RESOLUTION R-26-14, WHICH APPROVED THE USE OF UPDATED LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLANS FOR WATER AND STREETS, AND ANY OTHER RESOLUTION RELATED TO ADOPTION OR AMENDMENT OF LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLANS, AS AUTHORIZED BY THE CITY CHARTER AND CHAPTER 395 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Kaufman City Council approved updated Land Use Assumptions and Capital Improvements Plans for water and streets by Resolution R-26-14 on September 22, 2014; and

WHEREAS, the City Council now desires to update the Land Use Assumptions and Capital Improvements Plans for water and streets by Ordinance No. O-32-19 rather than by resolution, as permitted by Chapter 395 of the Texas Local Government Code (the "Code"); and

WHEREAS, the City Council has further investigated and determined and hereby finds that it is in the best interests of the citizens of Kaufman to repeal Resolution R-26-14 so that the City Council may adopt updated Land Use Assumptions and Capital Improvements Plans via Ordinance No. O-32-19 to assure the provision of adequate facilities to serve new development.

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

SECTION 1: FINDINGS INCORPORATED. The findings set forth above are true and correct and are incorporated into this Resolution as if fully set forth herein.

SECTION 2: REPEALER AND DISSOLUTION OF ORDINANCE COMMITTEE. The City Council hereby repeals Resolution R-26-14, and any other resolution related to the adoption or amendment of Land Use Assumptions and Capital Improvements Plans, as authorized by City Charter and State law.

SECTION 3: EFFECTIVE DATE: This Resolution shall take effect immediately upon and after its passage as provided by law.

PASSED AND APPROVED on this 16th day of December 2019.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

CHANGE ORDER NO. 7

Date: November 13, 2019

Project: Paving, Drainage, Sanitary Sewer and Water Improvements for
S. Houston St., W. 4th St., S. Austin St. & W. Fair St.

Owner: City of Kaufman

Contractor: Axis Contracting, Inc.
P.O. Box 360715
Dallas, TX 75336

Description of Change in Work Quantities:

Install approximately 140 LF of 8" Sewer Line along Jackson Street (4th St./Jackson St.) to CPA office due to the sewer line being demoed along Washington Street

ADDITIONS

ITEM NO.	DESCRIPTION OF ITEMS	UNIT	UNIT COST BID	Original Quantity	Net Increase Quantity/Cost	Increase in Contract Amount
UNIT C1 - S. HOUSTON STREET WATER IMPROVEMENTS						
C1-6	8" PVC (C-900, DR-16)	LF	\$50.63	4,965	78.00	\$3,949.14
C1-7	6" PVC (C-900, DR-16)	LF	\$45.00	120	156.00	\$7,020.00
C1-8	8" Gate Valve w/ Cast Iron Valve Box & Pad	EA	\$1,350.00	30	1.00	\$1,350.00
C1-9	6" Gate Valve w/ Cast Iron Valve Box & Pad	EA	\$956.25	2	5.00	\$4,781.25
C1-12	Ductile Iron Fitting w/ Conc. Blocking	TON	\$562.50	2.5	2.50	\$1,406.25
C1-14	1" Water Service	EA	\$787.50	80	7.00	\$5,512.50
C1-15	Meter Boxes	EA	\$112.50	80	13.00	\$1,462.50
C1-16	Trench Safety	LF	\$1.13	5,085	234.00	\$264.42
C1-17	Temporary Pavement Repair - Flexbase	LF	\$11.25	3,620	1,880.00	\$21,150.00
C1-19	2" Water Service	EA	\$1,597.20	0	6.00	\$9,583.20
C1-20	4" Gate Valve	EA	\$1,051.88	0	1.00	\$1,051.88
C1-21	4" PVC	LF	\$38.50	0	18.00	\$693.00
C1-22	2" PVC	LF	\$30.00	0	18.00	\$540.00
C1-23	12"x8" Tapping Sleeve & Valve	EA	\$3,000.00	0	1.00	\$3,000.00
UNIT D1 - S. HOUSTON STREET SANITARY SEWER IMPROVEMENTS						
D1-4	8" SDR-35 Sewer Pipe	LF	\$56.25	195	22.00	\$1,237.50
D1-8	4" Sewer Service	LF	\$11.25	955	609.00	\$6,851.25
D1-9	4" Sewer Service Reconnection	EA	\$450.00	37	23.00	\$10,350.00
Total:						\$80,202.89

DELETIONS

ITEM NO.	DESCRIPTION OF ITEMS	UNIT	UNIT COST BID	Original Quantity	Net Decrease Quantity/Cost	Decrease in Contract Amount
UNIT E - OWNER'S CONTINGENCY						
C2-1-1	Owner's Contingency	LS	\$500,000.00	1	-0.160	(\$80,202.89)
Total:						(\$80,202.89)

ADJUSTMENTS IN CONTRACT PRICE

Original Contract Amount	\$5,636,096.39
Adjustments to Contract Amount by previous Change Orders	\$0.00
Total Adjustments per Change Order Number 7	
REVISED CONTRACT AMOUNT	\$5,636,096.39

ADJUSTMENTS IN CONTRACT TIME

Original Contract Time	530 calendar days
Adjustments to Contract Amount by previous Change Orders	10 calendar days
Total Adjustments per Change Order Number 7	5 calendar days
REVISED CONTRACT TIME	545 calendar days

Recommended by Engineer:

Teague Nall and Perkins, Inc.

Date: _____

Agreed by Contractor:

Axis Contracting, Inc.

Date: _____

Accepted by Owner:

City of Kaufman, Texas

Date: _____



Meeting
Date: 12/16/2019

Date: 12/4/2019

Item #: 8.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the award of bid and contract for the Demolition, Construction, and Renovation Services for the proposed Civic Center and authorizing the Mayor or his designee to execute necessary documents.

BACKGROUND:

RFP was issued in early November for the demolition, construction and renovation of the proposed Civic Center. Bids were received and opened on December 11, 2019. There was one General Contractor bid received.

The base bid for the project is \$3,335,322.57
The Alternate bid for concrete parking lot is \$209,121.04

After reviewing and scoring the lone bid, and checking appropriate references, GSBS Architect, Inc. recommends awarding the bid to Fivecoat Construction in an amount not to exceed \$3,544,743.61 (recommendation letter is attached.)

If the contract is awarded, prior to executing the engagement contract, staff and preferred contractor will value engineer this project in concert w/GSBS, Inc. There are several opportunities to reduce the overall cost of this contract that will be discussed and appropriate changes to the contract will be made prior to execution of the contract.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

Cost: \$3,544,743.61 **Funds Available:** \$3,455,000.00 **Source:** 2019 CO

Recommendation: Recommend awarding the Kaufman Civic Center remodel project to Fivecoat Construction in an amount not to exceed \$3,544,743.61

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

December 13, 2019

Michael T. Slye, City Manager
City of Kaufman
209 S Washington St.
Kaufman, TX 75142

RE: Bid Proposal Evaluation for Kaufman Civic Center

On December 11, 2019, bids were opened for the referenced City Project. One bid was received, and a bid tabulation report has been prepared and attached for record. The following are the bid results for the total project bid (Base & Alternate):

Contractor
Fivecoat Construction LLC

Total Project Bid
\$3,544,743.61

Total Calendar Days
240

The project was bid as a CSP (Competitive Sealed Proposal).

Based on the results, Fivecoat Construction LLC having submitted the only qualified bid for consideration, it is our recommendation to accept the bid.

Sincerely,



Nicholas Palluth, AIA, LEED AP BD+C
Architect



Meeting
Date: 12/16/2019

Date: 12/4/2019

Item #: 9.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the award of bid and contract for the Asbestos Abatement Services for the proposed Civic Center and authorizing the Mayor or his designee to execute necessary documents.

BACKGROUND:

An Asbestos Survey was completed in November 2019 of the proposed Civic Center and was found to have asbestos in the subflooring or the majority of the existing facility. Abating the asbestos will be required prior to any form of remodeling effort. We received 3 bids for this action and the lowest, qualified bid is from ARC Abatement for \$39,751. Air monitoring fee is \$7,000.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

Cost: \$58,828.16

Funds Available:

Source:

Recommendation: Recommend awarding the asbestos abatement project to ARC Abatement for \$39,751 and \$7,000 for Air Monitoring.

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



December 12, 2019

Mr. Marcy Ratcliff
City of Kaufman
Development Services
209 South Washington Street
Kaufman, Texas 75142

RE: Asbestos Abatement Proposal
Future Civic Center
607 East Fair Street
Kaufman, Texas 75142

Dear Mr. Ratcliff,

E-Logic, Inc. (E-Logic) appreciates the opportunity to present the following bid for the above-referenced project. This proposal is based upon the "Pre-Renovation Limited Asbestos Survey" dated December 2, 2019, as prepared by Bradley Environmental Services (BES) and as presented in the Scope of Work section of this proposal. E-Logic will observe local, state, and federal guidelines throughout the project including regulations of the Environmental Protection Agency (EPA), Occupational Safety and Health Administration (OSHA), and the Department of State Health Services (DSHS).

If required, any alteration and/or deviation from this bid involving a change in costs will be executed by written change orders. Additions or extra shifts will become an extra charge over and above the bid proposal. All agreements are contingent upon strikes, accidents or delays beyond our control. When applicable, the owner shall remove sensitive equipment, furnishings, and debris from the work areas.

SCOPE OF WORK

This bid includes the removal of the following quantities and types of asbestos-containing materials (ACM) from the building:

Base Bid - E-Logic will remove and properly dispose of approximately 338 s.f. of black mastic under ceramic flooring located at the two (2) main entrances and the kitchen, approximately 366 s.f. of black mastic under carpet located in the Northwest section of the building (no other areas in the northern section ie. Rooms/hallways will be abated other than this area) and approximately 14,980 s.f. of floor tile and mastic under carpet located throughout the building.

Asbestos Abatement Proposal

City of Kaufman
Future Civic Center
607 E. Fair Street
Kaufman, Texas 75142
Page 2 of 4

Add Alternate 1 – E-Logic will remove non-asbestos drywall walls from the floor up one foot (1') to access the asbestos containing flooring underneath the walls.

Add Alternate 2 – E-Logic will demolish and dispose of the stage and baptismal pool to access flooring.

METHOD OF REMOVAL

E-Logic has based our cost estimate on performing the work per our standard asbestos abatement work procedures. E-Logic will observe local, state, and federal guidelines throughout the abatement process. Work area preparation and removal methods will be performed in accordance with applicable regulations and the Specifications document. All materials will be wetted with amended water prior to and during the abatement process. The asbestos-contaminated waste from this project will be doubled bagged, properly labeled, and disposed of in an EPA/DSHS approved landfill.

DURATION

The project duration for asbestos abatement is estimated at ten (10) work shifts/10-hour shifts/40-hour work week for the Base Bid and an additional two and one-half (2.5) shifts for each add alternate. E-Logic will staff this project to complete on or ahead of the anticipated schedule.

COMPENSATION

Base Bid - Asbestos Abatement - As Per Scope of Work – Lump Sum	\$41,328.16
Add Alternate 1 – Demo Non-ACM Walls – Lump Sum	\$8,750.00
Add Alternate 2 – Demo Stage and Baptismal Pool – Lump Sum	\$8,750.00

BID QUALIFICATIONS

1. DSHS Notification Fees are not included with the above bid. The Owner is responsible for paying this fee which will be billed directly to the Owner listed on the notification form. Please estimate approximately \$3,000.00 for this fee.
2. Owner to provide and pay for electricity, water, and site security. Owner to provide and pay for all consulting services, air monitoring and final clearance sampling. Owner to remove and relocate all moveable items, appliances, furnishings, sensitive equipment, valuables, etc. from all accessible areas prior to E-Logic's arrival onsite. E-Logic shall not be held responsible for

Asbestos Abatement Proposal

City of Kaufman
Future Civic Center
607 E. Fair Street
Kaufman, Texas 75142
Page 3 of 4

any missing items or damages if any items remain in accessible areas or were not declared present and special care be taken prior to project commencement. E-Logic has also not accounted for moving items and any necessary moving of items will be an additional charge.

3. Payment Terms – Net 30 days from project completion date – No retainage. Any outstanding balance after thirty (30) days shall be subject to a charge of 1.5% simple interest, calculated on a monthly basis. Such charge shall not be construed to exceed the maximum legal rate
4. This proposal is valid for 30 days from the date of this proposal and must be accepted in writing by such date or it will be considered void.
5. Please notify E-Logic of any schedule changes within a minimum of 24 hours prior to the scheduled start date if you desire to cancel or delay this project. Failure to notify E-Logic 24 hours before our scheduled start date will result in possible mobilization charges, material cost reimbursement, and additional administrative costs.
6. All replacement or re-build of abated walls/floors/ceilings, cabinets, etc. and other damaged building materials to be performed and paid by others. Please note that paint and/or substrate damage, delamination, peeling, chipping, etc. will likely occur during the removal of duct tape and adhesives utilized during abatement activities. In addition, tapes/adhesives may leave a residue. E-Logic is not responsible for the repair of these materials. E-Logic recommends planning for paint touch-ups and repair costs in direct proportion to the integrity and adhesion quality of the existing painted surfaces within the facility.
7. E-Logic reserves the right to alter or withdraw this bid if the project specifications changes or differs in materials, quantities of materials, work procedures, scheduling, insurance requirements, etc. from our assumptions and understanding and verbal instructions given at this time.
8. E-Logic is not responsible for any unforeseen delays or delays caused by the actions beyond E-Logic's reasonable control.
9. Client agrees to pay all attorney's fees and costs to E-Logic in the event E-Logic must enforce or defend this agreement as well as otherwise related in any way to the work contemplated under this agreement or fees due from client under this agreement.
10. This bid, and acceptance thereof (agreement), shall be governed by the laws of the State of Texas. EXCLUSIVE VENUE for the purposes of any dispute arising or relating in any way to this bid or agreement SHALL BE in a state court in COLLIN COUNTY, Texas. The parties hereby MUTUALLY WAIVE THEIR RIGHTS TO A TRIAL BY JURY IN ANY ACTION AGAINST ONE ANOTHER.

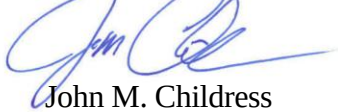
Asbestos Abatement Proposal

City of Kaufman
Future Civic Center
607 E. Fair Street
Kaufman, Texas 75142
Page 4 of 4

We appreciate the opportunity to submit this bid, and we look forward to the opportunity to demonstrate our professional asbestos services. To proceed with the proposed work, please return a signed copy of this bid proposal so that we may commence preparations for this project. Your signature also serves as our notice to file the DSHS notification on your behalf, and to sign waste manifests on your behalf unless otherwise instructed in writing. Should you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

E-LOGIC, INC.



John M. Childress
President

Acceptance:

Signature: _____

Name (Print): _____

Company: _____

Title: _____

Date: _____



Accountable-Responsive-Cost Effective

STANDARD PROPOSAL

December 13, 2019
Marcy Ratcliff
Kaufman Planning
209 South Washington Street
Kaufman, Texas 75142

Proposal # B-19-396
Sent Via: kaufmanplanning@kaufmantx.org
Project Future Civic Center
Address: 607 East Fair Street
Kaufman, Texas 75142

Dear: Marcy,

On behalf of ARC Abatement Inc., I would like to thank you for the opportunity to provide this proposal on the above referenced project. It is our desire to provide you with a quality solution to your project needs. As a highly qualified contractor, I feel our experience, financial strength, and contracting techniques enable us to assure you a professionally completed project.

Scope of Work:

The scope of work is predicated on the location and quantities provided in an Asbestos Survey by BES dated 12-02-2019. The scope calls for the abatement and removal of carpet over vinyl tile and mastic throughout the planned new civic center. This includes a strip of vinyl tile and mastic in the back hallway for the complete length of the hallway extending out six feet, as well as beneath the Baptistry and stage. This is the base bid reflected below. ARC has included two alternates listed in this paragraph body. ARC will need access to power and water to complete this work.

Alternate One: Making flood cuts up approximately 1 foot around all walls to remove tile that may be under the plates of the walls. This alternate is for \$ 7,750.00 in addition to the base bid below.

Alternate Two: Is to remove the fiberglass Baptistry from behind the stage. This alternate is for \$ 8,246.00 in addition to the base bid below.

This proposal does not include any Air Monitoring Fees or Design Fees or TDSHS Fees.

Price: \$ 39,751.00

Thirty Nine Thousand Seven Hundred Fifty One Dollars and no cents.

Duration: 11 work days to complete.



Accountable-Responsive-Cost Effective

Proposal Terms:

Proposal # B-19-396

1. Includes costs for labor, material and applicable taxes.
2. Compliance with federal, state, and local laws.
3. Site conditions being reasonably similar to those at the time of inspection.
4. Reasonable interpretation of existing conditions based upon Owner provided information of the work area.
5. No contingency or consideration given for delays to the work. If delays occur price may require renegotiation.
6. Not Applicable
Any additional air monitoring will be paid by Owner unless stated as an inclusion in the scope section above.
7. Owner responsible for state or regulatory fees associated with the Scope of Work.
8. Final clearances will be provided by owner.
9. Pricing based on normal working hours. Overtime required by Owner will constitute and additional cost.
10. Single mobilization to the site unless otherwise indicated.
11. Owner provide adequate electricity, owner provide potable water, owner to provide on-site parking and sufficient storage space for materials and equipment. Utility connections to be adjacent to work area and compatible with ARC's needs.
12. All non-stationary items are to be removed by Owner prior to the start of work unless otherwise noted in Scope.
13. ARC will not be liable for damage to items left in the work area.
14. All HVAC systems within the containment areas must be shut down and locked out by Owner.
15. Proposal based on ARC standard terms and conditions.
16. ARC will employ reasonable efforts to minimize damage to surface and work areas and Owner agrees ARC will not held liable for any damages from the construction of containments required to perform the Scope of Work.
17. Client agrees that ARC has been given permission by the property owner to enter the premises, perform the Scope of Work, use any plans or drawings of the project, and agrees to hold harmless and defend ARC employees, officers and representatives for any and all claims, costs or damages that result from the performance of the Scope of Work in the absence of gross neglect or willful misconduct of ARC or it's representatives. ARC is expressly authorized to sign any required disposal forms on behalf of the Owner or generator of any waste removed from the site.
18. Payment and performance bonds are not included in this proposal.
19. Unforeseen conditions may exist at the worksite and as such the Scope of Work is specific and does not include any such unforeseen conditions or contingencies. Additional work, if required will be priced separately.
20. This proposal may be withdrawn or modified for any reason if not accepted within sixty (60) days from date above.
21. All invoices are due upon receipt and are expected to be paid within 30 days.

Upon acceptance of this proposal client will receive an electronic service agreement. If you have questions regarding this proposal please refer to my contact information below. *No work will commence until the ARC Services Agreement has been fully executed.*

Sincerely,


Steve Chappell
Vice President-ARC Abatement, Inc.
972-271-1583



ACCEPTED

Client Email Address

Please indicate your acceptance of this proposal by checking the "Accepted" box, inserting your email address, and returning the proposal to your ARC representative. Upon receipt a Service Agreement will be emailed to the address above for your review and electronic signature.



Asbestos Abatement Proposal

December 13, 2019

Marcy Ratcliff
% City of Kaufman
209 South Washington Street
Kaufman, TX 75142
E-Mail: kaufmanplanning@kaufmantx.org

**Re: Asbestos Abatement Proposal
Future Civic Center
607 East Fair Street
Kaufman, TX 75142**

We at EDRS, Inc. (Demolition and Remediation Services) are pleased to submit to you our proposal for the above referenced project. In consideration of the lump sum listed below, we propose to perform the scope of work described below. Specific clarifications and exclusions will be listed below.

Asbestos Abatement:

- Removal and Disposal of approximately 15,300 SF ACM Floor Tile/Mastic (Underneath Carpet).

Total Base Bid for Asbestos Abatement ***\$ 45,520.00
(Forty-Five Thousand Five Hundred Twenty US Dollars and No Cents)**

Add Alternate 1:

- Demo Non-ACM Walls. **\$ 9,187.50**

Add Alternate 2:

- Demo Stage and Baptismal Pool. **\$ 9,362.50**

Exclusions/Conditions:

- TX DSHS Notification Fees (10 Day)
- Permits/Fees or Bonds
- State Sales Tax
- EDRS is not responsible for Power or Water.
- Technical Specs, 3rd party Consultant Fees, Air Monitoring and/or OSHA's
- EDRS is not responsible for layout/design, disconnects, along with any capping/patching or build back and/or any stand-by time due to Owner's delay.
- No extra work is to be performed by EDRS unless authorized in writing by an owner's representative.
- This proposal assumes clear/ready and unrestricted access to project site.
- Completion/Net 30 – 1.5% monthly finance charge or maximum allowed by law on amounts past due 30 days with no retainage and bonding excluded.
- Proposal valid for 30 days.
- Clients to pay costs and expenses, including reasonable attorney's fees incurred by EDRS, Inc should collection proceedings be necessary.



Pg 2 of 2 Proposal con't: 607 East Fair St., Kaufman, TX

Base Bid: \$45,520.00 Add Alternate 1: \$9,187.50 Add Alternate 2: \$9,362.50

Thank you for allowing us to submit this proposal to you.

If you should have any questions concerning the scope of work outlined in this proposal, please feel free to contact me at office (972) 492-3417 or cell (214) 914-9145 or email at dcamby.edrs@gmail.com

Please sign below to indicate your acceptance of this proposal and to serve as your “notice to proceed” with the work. This acceptance also serves as authority for EDRS, Inc. to file any required notifications to the State. This acceptance also serves as approval for EDRS, Inc. to sign the waste disposal manifest (s) on the owner’s behalf unless instructed otherwise.

COMPANY NAME

PO # (if any, please attach)

PHYSICAL ADDRESS

PHONE #

CITY / STATE / ZIP

E-MAIL ADDRESS

PRINTED NAME

SIGNATURE / TITLE

DATE

Presented By,

Duane Camby
EDRS, Inc

5-YEAR CAPITAL IMPROVEMENT PROGRAM

FISCAL YEAR											
PROJECT		PRELIMINARY		FUNDING		FUNDING		FUNDING		FUNDING	
		COST	2020	SOURCE	2021	SOURCE	2022	SOURCE	2023	SOURCE	2024
1	STREET BOND PHASE II	\$ 4,954,594	\$ 4,954,594	8, 9, 10							
STORM DRAINAGE PROJECTS		\$ 7,320,000									
2	10TH/CLAY/AUSTIN STORM DRAINAGE	\$ (1,900,000)			\$ 1,900,000	9					
3	E. 1ST NORTH & GROVE	\$ (1,140,000)									
4	HILLCREST REHAB	\$ (460,000)									
5	E. 1ST NORTH, JENKINS & PARK	\$ (2,250,000)									
6	MELODY CIRCLE	\$ (1,200,000)									
7	PRISCILLA LANE	\$ (370,000)									
8	WASHINGTON UTILITY LINE RELOCATE	\$ 2,500,000							\$ 2,500,000		
9	FIRE LADDER TRUCK	\$ 1,500,000					\$ 1,500,000	LEASE			
10	PUBLIC WORKS FACILITY	\$ 2,500,000									\$ 2,500,000
STREET OVERLAY/REHAB (SALES TAX)		\$ 390,000	\$ 390,000	13							
	E. HICKORY	\$ (60,000)									
	ALTON ST	\$ (32,000)									
	S. JACKSON ST	\$ (90,000)									
	COLEMAN	\$ (25,000)									
	MONROE	\$ (92,000)									
	BLAIN	\$ (27,000)									
	HICKORY	\$ (64,000)									
11	ELEVATED WATER TOWER	\$ 1,500,000							\$ 1,500,000	18	
12	WINDSOR PARK STREET REHAB	\$ 212,515			\$ 212,215	13					
13	SPLASH PAD	\$ 300,000			\$ 300,000	8					
14	CIVIC CENTER	\$ 3,750,000	\$ 3,400,000	8							
15	CITY LAKES PARK BOAT DOCK GRANT	\$ 666,667			\$ 666,667	14					
16	CITY LAKES PARK FENCE	\$ 66,200	\$ 66,200	FY20 GF							
17	DISC GOLF COURSE	\$ 25,000	\$ 25,000	OPM							
18	HIKE & BIKE TRAIL & SOCCER IMPROVEMENTS	\$ 500,000							\$ 500,000	15	
19	GEORGETOWN PARK	\$ 1,500,000									\$ 1,500,000
20	TABOR PARKWAY PHASE II	\$ 5,000,000			\$ 5,000,000						17
21	STORM WATER HOLDING WALL EXTENSION	\$ 140,000	\$ 140,000	3							
22	AMI	\$ 1,200,000			\$ 1,200,000						
23	Water Tower Interior/Exterior Recoating x2	\$ 500,000									\$ 500,000
WWTP IMPROVEMENTS TOTAL		\$ 3,208,500									
23	MECHANICAL BAR SCREEN W/WASHER COMPACTER	\$ (380,000)			\$ 380,000	6					
	GRIT REMOVAL - REPLACE EQUIP IN BASIN	\$ (360,000)			\$ 360,000	6					
	INFLUENT METER - NEW METERING MANHOLE	\$ (71,000)			\$ 71,000	6					
	SLUDGE HOLDING PUMP TO SLUDGE BEDS	\$ (58,000)			\$ 58,000	6					
	SLUDGE BED REHAB	\$ (55,000)			\$ 55,000	6					
	SLUDGE HOLDING COARSE BUBBLE AERATION	\$ (195,000)			\$ 195,000	6					
	ADD COVER OVER FILTER	\$ (45,000)			\$ 45,000	6					
24	NEW SECONDARY CLARIFIER	\$ (655,000)					\$ 655,000	6			
	NEW SECONDARY CLARIFIER	\$ (235,000)					\$ 235,000	4			
	ACC CHLORINATION/DECHOLRINATION FACILITY	\$ (420,000)					\$ 420,000	6			
	SOFT COSTS	\$ (236,000)	\$ 236,000	4							
	SOFT COSTS	\$ (498,500)			\$ 498,500	4					
25	175 SEWER LINE EXTENSION	\$ 105,000	\$ 105,000	5							
TOTAL		\$ 37,838,476									

AVAILABLE FUNDS	
FUNDING SOURCES:	
1	2016A CO (UTILITIES) \$ 2,542,364
2	2017A GO BONDS (STREETS) \$ 2,136,915
3	2018 CO (STORM DRAINAGE) \$ 74,804
4	2018 CO (WWTP) \$ 879,077
5	2018 CO (UTILITIES) \$ 449,844
6	TWDB LOAN \$ 2,710,000
7	STORM DRAINAGE CO \$ 1,900,000
8	2019 CO \$ 3,500,000
9	2020 CO \$ 3,000,000
10	CHAMBER CD \$ 250,000
11	TxDOT OVERRUN REIMBURSEMENT \$ 814,000
12	LAKE KAUFMAN PROCEEDS \$ 1,000,000
13	STREET MAINT SALES TAX (ANNUAL x 4) \$ 1,556,912
14	TPWD BOAT DOCK GRANT 666,667
15	TPWD PARK GRANT \$ 500,000
16	TPWD TRAIL GRANT \$ 200,000
17	PID PARK GRANT \$ 1,470,750
18	TIRZ REIMBURSEMENT \$ 1,500,000
19	PARK DEDICATION
20	COUNTY ROAD BOND PROCEEDS \$ 5,000,000
TOTAL \$ 30,151,333	



Meeting
Date: 12/16/2019

Date: 12/3/2019

Item #: 11.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-27-19, a resolution of the City Council of the City of Kaufman, approving a desire to join a coalition of non-member customer entities of the North Texas Municipal Water District; and providing an effective date.

BACKGROUND:

On November 18, 2019, a meeting was held in Rowlett, TX of the 'customer' cities being served by NTMWD (Municipal Water District). Customer cities, by definition, have no voice or representation to the board of the NTMWD; and, by design, pay \$.05/1,000 gallons of water greater than the 'member' cities (original cities that created NTMWD). This resolution would provide a document encouraging customer cities having a voice/representation on the NTMWD board.

Non-member customer entities share common concerns that include 1) a lack of any voice or participation in decisions made by the NTMWD that affect our residents and businesses, 2) outdated contractual provisions that disincentivize water conservation, and 3) rates that are higher than member cities. I have attached a letter from the Rowlett Mayor describing their concerns and detailing why they initiated this effort to develop a non-member coalition.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

Cost: NA

Funds Available: NA

Source: NA

Recommendation: Staff recommends approval of the resolution.

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

RESOLUTION NO. R-27-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS APPROVING A DESIRE TO JOIN A COALITION OF NON-MEMBER CUSTOMER ENTITIES OF THE NORTH TEXAS MUNICIPAL WATER DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the North Texas Municipal Water District is a utility district consisting of 13 member cities and 34 “non-member customer entities” made up of 14 customer cities and 20 special utility districts; and

WHEREAS, the City of Kaufman is one of the 34 non-member customer entities of the North Texas Municipal Water District; and

WHEREAS, the North Texas Municipal Water District is the only realistic source of water for thousands of users in the non-member customer entities populations; and

WHEREAS, non-member customer entities share common concerns that include 1) a lack of any voice or participation in decisions made by the North Texas Municipal Water district that affect our residents and businesses, 2) outdated contractual provisions that disincentivize water conservation, and 3) rates that are higher than member cities.

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

SECTION 1. That the City of Kaufman shares the same concerns as other non-member customer entities of the North Texas Municipal Water District as follows:

- The contractual “Tak-or-Pay” rate structure is outdated and disincentives water conservation while forcing non-member customer entities to pay for water they do not use;
- The lack of representation and communication in decisions made by the North Texas Municipal Water District reduces transparency and is detrimental to the governance of non-member customer entities residents and businesses;
- The prohibition preventing non-member customer entities to become a member city; and
- A discriminatory water rate methodology that charges non-member customer entities more than member cities.

SECTION 2. That the City of Kaufman expresses its desire to join with other non-member customer entities to form a coalition that will identify and evaluate issues common to our organizations and give voice to our residents and businesses.

SECTION 3. This resolution shall become effective immediately upon its passage.

PASSED AND APPROVED this 16th day of December, 2019.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

Mayor ~ Tammy Dana-Bashian
Mayor Pro Tem – Martha Brown
Deputy Mayor Pro Tem ~
Matt Grubisich
City Council ~
Robert Blake Margolis
Brownie Sherrill
Whitney P. Laning
Pamela Bell
City Manager ~ Brian Funderburk



City of Rowlett ~ www.rowlett.com
4000 Main Street Rowlett, TX 75088
Phone ~ 972.412.6100 Fax ~ 972.412.6118

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of quality neighborhoods,
distinctive amenities,
diverse employment, and
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November 25, 2019

Entity Name and Address

Re: Invitation to join a coalition of the non-member customer entities of the North Texas Municipal Water District

My name is Tammy Dana-Bashian and I am the Mayor of the City of Rowlett, Texas. I would like to invite you to join a coalition of the non-member customer entities of the North Texas Municipal Water District (NTMWD).

The City of Rowlett is one of 34 non-member entities of the NTMWD. The entire NTMWD is made up of 13 member cities, and 14 customer cities and 20 special utility districts. You are one of those 34 non-member customer entities.

Non-member customer entities share common concerns that include 1) a lack of any voice or participation in decisions made by the NTMWD that affect our residents and businesses, 2) outdated contractual provisions that disincentivize water conservation, and 3) rates that are higher than member cities.

On November 18, 2019, the City of Rowlett hosted a meeting of 11 of the 14 customer cities. Based on this discussion, there is interest to form a coalition among the non-member customer entities and we would like you to consider joining. The group requested a draft resolution expressing interest to create such a coalition and further recommended that the offer be made to all non-member customer entities. I have attached the draft resolution which expresses a desire to join the coalition. I have also included a copy of the powerpoint presented at this meeting.

We also want you to know that we notified the NTMWD of the November 18th meeting. It is our intent to be transparent while still providing the latitude for the non-member customer entities to decide how this coalition will form and what its focus will be.

The initial steps are as follows:

1. Circulate the invitation and draft resolution among all 34 non-member customer entities
2. Share the presentation discussed at the November 18th meeting with the non-member customer entities
3. Non-member customer entities desiring to join should adopt the draft resolution in December or January



4. Goal is to have the first meeting in February 2020 who will then determine the actual structure and mission of the coalition

The initial resolution expressing interest to form the coalition doesn't have to be exact. Each entity may wish to modify the language to meet their needs with the basic purpose to form a group of interested non-member customer entities to come together to resolve common concerns and to work as a group with our common water provider. Once the group makes a recommendation for the actual structure and mission, we would have a more firm, enabling resolution for the group to adopt.

Please provide a point of contact for future communications regarding this matter. We would like a contact name, email and phone number. We would also appreciate any updates from your point of contact on action to have or anticipate having in regard to joining the coalition that we can share with the entire group. You can communicate the point of contact or reach out to us if you have any questions about the resolution, presentation, or the meeting. My cell number is 469-203-9750 and my email is tdana-bashian@rowlett.com. Or you can contact my City Manager, Brian Funderburk at 972-948-8150 or by email at bfunderburk@rowlett.com. Brian and I would be glad to meet with you or talk by phone at your choice. Thanks.



Tammy Dana-Bashian
Mayor



Meeting
Date: 12/16/2019

Date: 12/13/2019

Item #: 12.

Dept.: Development
Services

Ordinance

SUBJECT:

Hold a Public Hearing and consider and take appropriate action on Ordinance No. O-32-19, an ordinance of the City Council of the City of Kaufman, approving the "Land Use Assumption", which includes the "Future Land Use Plan", the "Streets Capital Improvements Plan for 2019-2029" and the "Water Capital Improvements Plan for 2019-2029", each being a component of the "Capital Improvements Plan and Impact Fee Update for Water and Streets 2019-2029" for the City of Kaufman; Providing Amendments to Adopt A New Section 80.0, "Adoption of Land Use Assumptions and Roadway Facilities Capital Improvements Plan" of Chapter 80, "Roadway Facilities Impact Fee" and adopting a new Section 106.40 "Adoption of Land Use Assumptions and Water Capital Improvements Plan" Of "Division 1, "Generally" Of Article II, "Water" Of Chapter 106, "Utilities" to adopt Land Use Assumptions, Future Land Use Plan, the Streets Capital Improvement Plan for 2019-2029 and the Water Capital Improvements Plan for 2019-2029 as set forth in the Capital Improvements Plan and Impact Fee Update for Water and Streets 2019-2029" and providing an effective date.

BACKGROUND:

The proposed ordinance adopts the Capital Improvements Plan and Land Use Assumptions used to update and amend the Water and Street Facilities Impact Fees for 2019-2029. This is required before considering the adopting of the amended water and street facilities impact fees.

Author:

Marcy Ratcliff, Development Services Director

Reviewed:

Mike Slye, City Manager

Cost: N/A

Funds Available: N/A

Source: N/A

Recommendation: Staff recommends approval of Ordinance O-32-19.

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



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Capital Improvements Plan and Impact Fee Update for Water and Streets 2019-2029



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TNP Firm Registrations

**Texas Board of Professional Engineers, Firm No. F-230 | Georgia Board of Professional Engineers, Firm No. PEF007431
Texas Board of Professional Land Surveying, Firm No. 10011600 | 10194381 | 10011601**

Capital Improvements Plan and Impact Fee Update for Water and Streets 2019-2029



This document is for interim review and is not intended for construction, bidding or permit purposes.

CHRIS A. EDWARDS, P.E. Date: DEC 2019

Tx. Reg. # 118947

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www.tnpinc.com**

**TNP Firm Registrations
Texas Board of Professional Engineers, Firm No. F-230
Georgia Board of Professional Engineers, Firm No.
PEF007431
Texas Board of Professional Land Surveying, Firm No.
10011600 | 10194381 | 10011601**

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Appendix B – Water Impact Fee Ordinance O-32-19
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Executive Summary

The City of Kaufman currently assesses water and street impact fees. The intent of the Impact Fee Program is to ease the financial burden borne by the City's existing rate payers for the construction of new water and street infrastructure required to support future development. Under the Impact Fee Program, a portion of the costs associated with new water and street infrastructure is paid for by new developments within the City's established service areas. In accordance with Local Government Code Chapter 395, the City must update the Impact Fee Program at least every five (5) years.

Capital Improvements Advisory Committee

For this Impact Fee Program update, the City Council appointed a Capital Improvements Advisory Committee (CIAC) to consider recommendations for updating water and street impact fees. The CIAC made recommendations to the City Council regarding land use assumptions, service area, Water Capital Improvements Plan (CIP), Street Capital Improvements Plan, and assessment rates for setting water and street impact fees. The following individuals graciously donated their time and energies to the Impact Fee Program update:

Planning and Zoning Commission Members

Colten Brantley
Burton Brown
Patrick Cardoza
Richard Dunn
Gail Godwin-Mason
Gladis Saldana
Curtis Snow

Community Representatives

Ray Raymond
Wade Hebb

Land Use Assumptions

The land use assumptions used in the development of the impact fee update are based on the Future Land Use Plan prepared by Tim F. Glendening & Associates, Inc., dated September 2013. Review of this Future Land Use Plan was performed by City staff and the CIAC to verify its relevance for the 2019 Impact Fee Program update. The Future Land Use Plan is included in this program update as **Appendix A**. The Future Thoroughfare Plan, prepared in conjunction with the Future Land Use Plan, is the basis for the CIP for Streets. Estimated existing land use allocations were calculated using the land use information provided in the 2014 update as a starting point and adjusting for the City of Kaufman's population growth between 2014 and 2019. The CIAC approved these land use assumptions for the purposes of identifying water and street impact fee capital improvements projects and forwarded the land use assumption recommendations to the City Council for review and approval.

Water Capital Improvements Plan

As part of this update to the Impact Fee Program, the Water Capital Improvements Plan has been updated. The plan identifies improvements that are anticipated to achieve full buildout of the City's water service area. A percentage of these improvements required to meet the projected demands of new development between 2019 and 2029 were used to calculate the water impact fees. The Water System Capital Improvements Plan for years 2019-2029 identified \$7.4 million in water capital improvements projects eligible for funding with impact fees.

Street Capital Improvements Plan

As part of this update to the Impact Fee Program, the Streets Capital Improvements Plan has been updated. The plan identifies improvements that are anticipated to achieve full buildout of the City's street service area. A percentage of these improvements required to meet the projected demands of new development between 2019 and 2029 were used to calculate the street impact fees. The Street System Capital Improvements Plan for years 2019-2029 identified \$9.6 million in street capital improvements projects eligible for funding with impact fees.



City of Kaufman's Maximum Water and Street Impact Fees

Based on the results of the land use assumptions and the water and street capital improvements plans, the maximum and allowable water and street impact fees that can be assessed for a standard service unit are:

Water CIP Cost per Service Unit:	\$ 7,331
Street CIP Cost per Service Unit:	\$ 7,371

Chapter 395 of the Local Government Code requires that cities provide a 50% credit to impact fees to account for the tax revenues and utility bill revenues generated by new developments. Applying a 50% credit to the Maximum Water Impact Fee and the Maximum Street Impact Fee yields the following allowable water and street impact fees.

Allowable Water Impact Fee per Service Unit after 50% Credit:	\$ 3,666
Allowable Street Impact Fee per Service Unit after 50% Credit:	\$ 3,686

The water impact fees are based on setting a 3/4" water meter as the standard service unit for single family residential properties. American Water Works Association's (AWWA) meter equivalency data is utilized to compare the demand that larger water meters place on the system to the demand that a standard 3/4" meter places on the system.

The street impact fees are based on peak hour trips as the standard service unit. Peak hour trip generation rates for the various land use types were adapted from the *Institute of Transportation Engineers Manual*.

City of Kaufman's Assessed Water and Street Impact Fees

On December 16, 2019 the Kaufman City Council adopted an assessment rate of 30% of the maximum water and 35% of the maximum street impact fees that could be assessed. The resulting water impact fee assessment for the City of Kaufman will be \$1,099.80 per service unit, which is a 3/4" single family residential meter. The amount represents an increase of \$59.32 to the current standard water impact fee, or 5.70%. The resulting street impact fee assessment for the City of Kaufman will be \$1,289.93 per service unit, which is single peak hour trip generation. The amount represents an increase of \$4.69 to the current standard street impact fee, or 0.36%. Street impact fees are assessed at the rate for the various land use types, as shown below.

2019 Assessed Water Impact Fee per Service Unit (3/4" meter):	\$ 1,040.48
2020 Assessed Water Impact Fee per Service Unit (3/4" meter):	\$ 1,099.80
2019 Assessed Street Impact Fee - Residential (per dwelling unit):	\$ 1,156.72
2019 Assessed Street Impact Fee - Pub./Semi Pub. (per 1,000 SF):	\$ 449.83
2019 Assessed Street Impact Fee - General Office (per 1,000 SF):	\$ 1,927.86
2019 Assessed Street Impact Fee - Retail/Comm. (per 1,000 SF):	\$ 3,303.07
2019 Assessed Street Impact Fee - Industrial (per 1,000 SF):	\$ 784.00
2020 Assessed Street Impact Fee - Residential (per dwelling unit):	\$ 1,160.93
2020 Assessed Street Impact Fee - Pub./Semi Pub. (per 1,000 SF):	\$ 451.48
2020 Assessed Street Impact Fee - General Office (per 1,000 SF):	\$ 1,934.89
2020 Assessed Street Impact Fee - Retail/Comm. (per 1,000 SF):	\$ 3,315.11
2020 Assessed Street Impact Fee - Industrial (per 1,000 SF):	\$ 786.86

Introduction

The City of Kaufman is currently assessing impact fees for water and street infrastructure. The impact fees are used to fund or recover the capital costs associated with improving the water and street infrastructure necessary to support new development within the City's service areas. The City of Kaufman water system service area includes the area within the current city limits as well as within the City's 1-mile extraterritorial jurisdiction (ETJ). The City's street impact fee service area is based only on the area within the city limits. This Impact Fee Update covers the 2019-2029 period. Only projects that are identified as fully or partially funded by the City and attributable to future growth are considered impact fee eligible and included in this analysis.

A Capital Improvements Plan (CIP) is developed to determine the infrastructure projects available for impact fees in the 10-year period. City staff has developed Capital Improvement Plans to accommodate growth of the City's water system within the current ETJ, and expansion of the City's street network within the city limits.

Local Government Code, Chapter 395

This impact fee program update adheres to the Texas Local Government Code, Chapter 395 on *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments*. According to this state legislation, an impact fee is "a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development."

The law also states that impact fees may be used to pay for construction contract price, surveying and engineering fees, land acquisition costs, and consultants preparing or updating the capital improvements plan. Impact fees are not to pay for maintenance, operations or repair to existing or new infrastructure.

The basis for calculating impact fees on new development is the number of *service units* the development generates. Chapter 395 defines *service units* as a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years. The service units to be used for determining impact fees for the water and street infrastructure are defined in the applicable sections of this report.

Population Projections

Based on Census data, the current population of the City of Kaufman is lower than the population projected in the previous Impact Fee Update. The estimated population for 2019 is 7,509. This assumes the yearly growth rate of 1.64% between the last study's estimate of population for 2014 (6,997) and the Census Bureau's estimated population for 2018 (7,467) continued through 2019. The previous study estimated the 2019 population as 7,891, a difference of 382 people.

Using the projected growth rate from the North Central Texas Council of Government's (NCTCOG's) 2016 *Region C Water Plan*, the population projections for the City of Kaufman are provided in **Table 1** below. The projected growth rate for 2019 to 2029 is 2.26% per year.

Table 1: City of Kaufman Population Projections

Year	Population	
2018	7,467	*
2019	7,590	**
2020	7,762	
2021	7,937	
2022	8,116	
2023	8,300	
2024	8,487	
2025	8,679	
2026	8,875	
2027	9,076	
2028	9,281	
2029	9,491	

(Source: Census Bureau Estimate (*), growth rate from 2014 study to 2018 Census Estimate (**), and NCTCOG growth projections for years 2020-2030)

Existing Water System

The City of Kaufman's existing water supply and distribution system consists of a 1 million gallon (MG) capacity ground storage tank; two 0.25 MG capacity elevated storage tanks; a high service pump station consisting of one 1,000-gpm, one 1,100-gpm, and two 1,250-gpm pumps; and the associated pipelines, valves, and other appurtenances necessary to provide service to its customers. The current water distribution system operates as a single pressure plane. Surface water purchased from the North Texas Municipal Water District (NTMWD) supplies the system. The City receives its water via a 20-inch NTMWD pipeline with a maximum capacity of 7 million gallons per day (MGD). The City currently purchases as much as 3 MGD from the NTMWD.

The current system has the capacity to support usage of up to 4 MGD. The system's service area consists of approximately 3,041 service connections. Based on the City's current estimated population of 7,590, there are approximately 2.50 persons per connection.

Texas Commission on Environmental Quality (TCEQ) System Requirements

Per Chapter 290 of the *Texas Administrative Code on Environmental Quality*, a community water system such as the City of Kaufman's must provide a minimum water supply capacity to its customers. Systems utilizing surface water supplies must meet the capacity criteria listed in Section 290.45 (2) of the aforementioned code. The basis of the criteria is the number of service connections to the system, regardless of meter size. **Table 2** below lists the TCEQ minimum capacities based on the City of Kaufman's 3,041 connections, as well as the capacity provided by the existing system.

Table 2: TCEQ Minimum System Requirements

	TCEQ Criteria	TCEQ Minimum Capacities	City of Kaufman Existing Capacity
Total Storage (Ground + Elevated)	200 gallons per connection	608,000 gallons	1,500,000 gallons
Elevated Storage	100 gallons per connection for systems with more than 2,500 connections	304,000 gallons	500,000 gallons
Service Pump	Two or more pumps with 2.0 gpm per connection OR with 1,000 gpm to meet peak hourly demands with the largest pump out of service (whichever is less)	6,100 gpm (2.0 gpm per connection) OR 2,575 gpm (peak hourly demand) Therefore 2,575 gpm governs (2575 < 6100)	3,350 gpm firm capacity

290.45 (2)(E) a total storage capacity of 200 gallons per connection; (F) a service pump capacity that provides each pump station or pressure plane with two or more pumps that have a total capacity of 2.0 gpm per connection or that have a total capacity of at least 1,000 gpm and the ability to meet peak hourly demands with the largest pump out of service, whichever is less. (G) An elevated storage capacity of 100 gallons per connection is required for systems with more than 2,500 connections.

Table 2 demonstrates that the existing water system meets the minimum capacity criteria established by TCEQ. To meet the needs of future development, however, the water system will be required to meet the needs of additional connections through additional storage facilities and pumping capacity, and the extension of the existing distribution network into the areas of development.

Proposed Water Distribution System

The City of Kaufman's current population of 7,590 utilizes 3,041 meters, according to data provided by City staff. Based on meter data from September 2018 through August 2019, the average daily usage per connection is 271 gallons per day (gpd). This report assumes the average consumption rate will remain unchanged for the duration of the 2019-2029 impact fee period. Based on the population projections, the City's population will increase by 1,901 residents between 2019 and 2029. The resulting population of 9,491, at a density of 2.50 people per meter, will result in approximately 3,796 meter connections, an increase of 755 meters during the impact fee period. At the current average consumption rate of 271 gpd per connection, the 2029 population will place an approximately 1.03 MGD demand on the water system. **Table 3** below compares TCEQ minimum capacity requirements for the projected 2029 system to the current provided capacities.

Table 3: TCEQ Minimum System Requirements for 2029

	TCEQ Criteria	TCEQ Minimum Capacities	City of Kaufman Existing Capacity
Total Storage (Ground + Elevated)	200 gallons per connection	759,000 gallons	1,500,000 gallons
Elevated Storage	100 gallons per connection for systems with more than 2,500 connections	380,000 gallons	500,000 gallons
Service Pump	Two or more pumps with 2.0 gpm per connection OR with 1,000 gpm to meet peak hourly demands with the largest pump out of service (whichever is less)	7,600 gpm (2.0 gpm per connection) OR 3,215 gpm (peak hourly demand) Therefore 3,215 gpm governs (3215 < 7600)	3,350 gpm firm capacity

290.45 (2)(E) a total storage capacity of 200 gallons per connection; (F) a service pump capacity that provides each pump station or pressure plane with two or more pumps that have a total capacity of 2.0 gpm per connection or that have a total capacity of at least 1,000 gpm and the ability to meet peak hourly demands with the largest pump out of service, whichever is less. (G) An elevated storage capacity of 100 gallons per connection is required for systems with more than 2,500 connections.

TCEQ also requires that a water system maintain minimum pressures throughout the system due to maximum daily demand and fire events. Section 290.45 indicates that the minimum system pressure during a maximum day demand is to be 35 psi throughout the system. For a fire event, the residual pressure is to be no less than 20 psi throughout the system. In the 2009-2019 *Impact Fee Update* by Jacobs Engineering Group, Inc., a computer model created by others was cited as indicating that an increase in development would drop pressures below 35 psi for peak days and 20 psi during a fire event in the south west side of the City if no improvements were made to the existing system.

Water Impact Fee Service Unit

The service unit for the water impact fee is based on the water usage of the single-family residence, served in the City of Kaufman by $\frac{3}{4}$ " meters. Larger meters are converted to Living Unit Equivalents (LUEs) based on the relative flow rates of the larger meter to a $\frac{3}{4}$ " meter. For each meter larger than $\frac{3}{4}$ ", an LUE multiplier is applied to calculate the equivalent number of $\frac{3}{4}$ " meters. The number of projected service units is determined by calculating the total number of LUEs in the City. **Table 4** below shows the conversion factors used for each meter size.

Table 4: Meter Conversion Table

Meter Size (in)	Max. Capacity (gpm)	LUE Multiplier
3/4	30	1.00
1	50	1.67
1-1/2	100	3.33
2	160	5.33
3	350	11.67
4	630	21.00
6	1,400	46.67
8	2,400	80.00
10	3,800	126.67

(Source: Meter Capacities from AWWA C700 for Displacement-Type Meters 3/4"-2", AWWA C701 for Class II Turbine Meters 3"-10")

Based on the current meter distribution provided by City staff, the existing 3,041 meters are equivalent to 4,308 LUEs. Assuming the same ratio of meter sizes in 2029 as the current distribution, the future increase of 755 meters is equivalent to the addition of 1,010 3/4" residential meters. **Table 5** below outlines the current and 2029 breakdown of meters by size, and their associated LUEs.

Table 5: Living Unit Equivalents

Meter Size (in)	2019		2029	
	# of Meters	Living Unit Equivalent	# of Meters	Living Unit Equivalent
3/4	2,712	2,712	3,385	3,385
1	169	282	211	352
1-1/2	7	23	9	30
2	136	725	170	906
3	4	47	5	58
4	6	126	7	147
6	5	233	6	280
8	2	160	2	160
Total	3,041	4,308	3,796	5,318
2019-2029 Growth in LUEs				1,010

Water Capital Improvements Plan for 2019-2029

Due to the unpredictability of development, it is difficult to determine which future water lines identified in the CIP will be necessary in the next 10 years to support development. Therefore, in order to establish the capital cost eligible for impact fees, a percentage of the total cost of the CIP program was calculated to establish the 10-year total cost. This percentage is based on the projected increase in LUEs over the next 10 years compared to the estimated increase in LUEs to achieve full buildout of the service area.

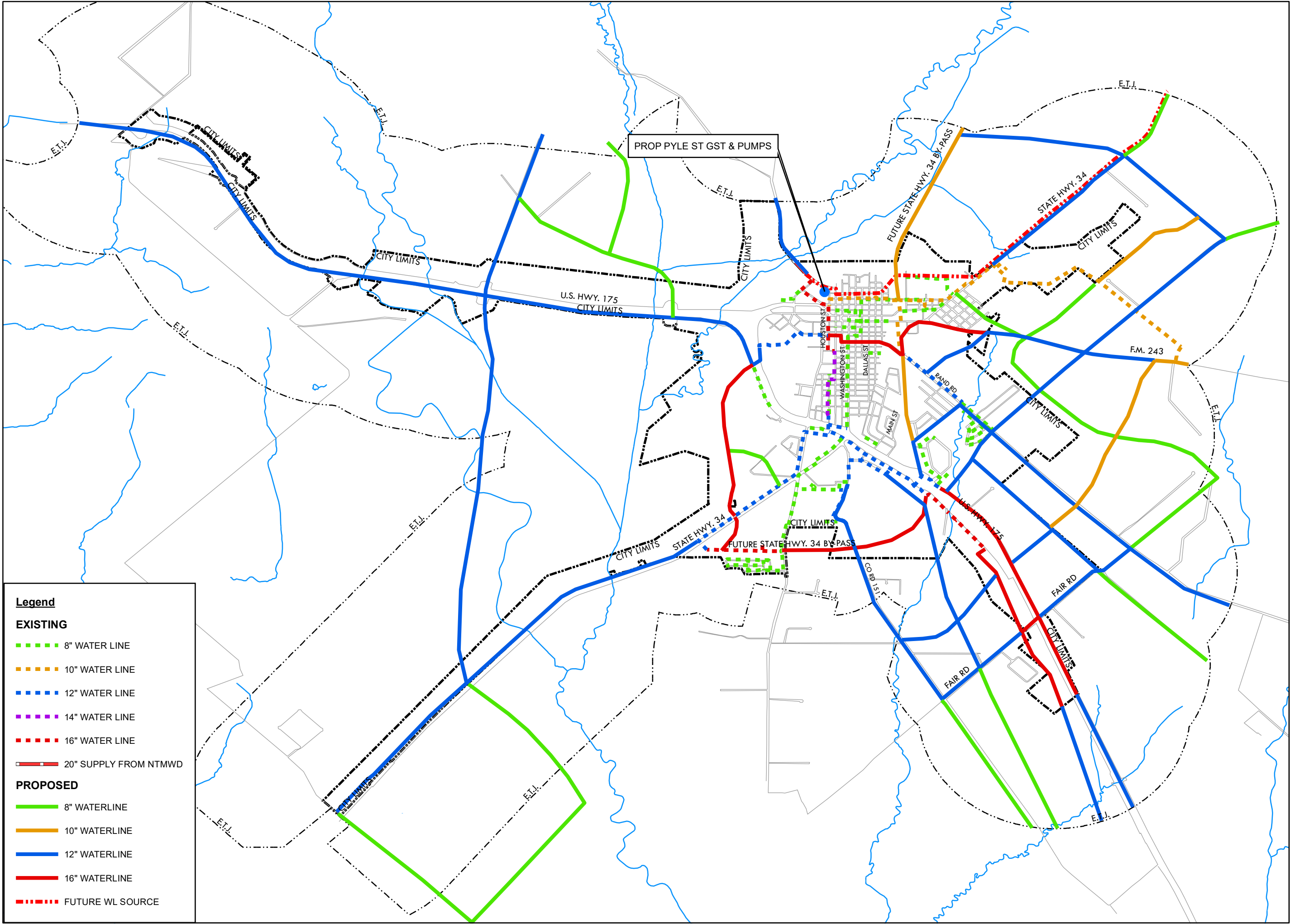
The 2014 study update established a full buildout population for the current 40.1 square mile ETJ area of approximately 30,100 people. Based upon the same assumptions used to project the 2029 LUEs, full buildout growth within the ETJ would equate to approximately 17,079 LUEs, or an increase of approximately 12,771 from the current 2019 estimate. The proposed 1,010 increase in LUEs over the next 10 years represents 7.9% of the full buildout increase. **Table 6** below outlines the current and ultimate buildout breakdown of meters by size, and their associated LUEs.

Table 6: Ultimate Buildout Living Unit Equivalents

Meter Size (in)	2019		Ultimate Buildout	
	# of Meters	Living Unit Equivalent	# of Meters	Living Unit Equivalent
3/4	2,712	2,712	10,737	10,737
1	169	282	669	1,117
1-1/2	7	23	28	93
2	136	725	538	2,868
3	4	47	16	187
4	6	126	24	504
6	5	233	20	933
8	2	160	8	640
Total	3,041	4,308	12,040	17,079
2019-Ultimate Buildout Growth in LUEs				12,771

The proposed water lines generally follow future streets as identified on the Thoroughfare Plan. The 500,000 gallon elevated water storage tank has been previously identified as a capital improvement on past CIP programs. The 2014 study update added the additional ground storage and pump station improvements associated with the addition of a secondary source of water from Terrell. **Figure 1** provides a conceptual layout of the proposed CIP water lines. **Table 7** identifies the costs associated with the proposed water facilities.

The total cost of the proposed water facilities necessary to support full buildout of the system is approximately \$93.7 million (2019 dollars). \$7.4 million (7.9%) of the total cost is attributable to projected growth during the 2019-2029 impact fee period.



0 2,000 4,000

1 inch = 4,000 feet

Kaufman, Texas

Capital Improvement Plan

Figure 1

Water

2019-2029



KAU 19294

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Table 7: Impact Fee Capital Improvements Plan - Water Facilities

IMPACT FEE CAPITAL IMPROVEMENTS PLAN - WATER FACILITIES

Line Label	Size (in)	Length (lf)	Street Location	From	To	Eligible Total Cost	10-Year Cost
W1	12	19,000	US HWY 175	ETJ	W3-12"/W4-12"/W2-12"	\$5,225,000	\$412,800
W2	12	6,600	TBD	W1-12"/W3-12"/24-12"	ETJ	\$1,815,000	\$143,400
W3	12	7,800	TBD	ETJ	US HWY 175	\$2,145,000	\$169,500
W4	12	7,400	US HWY 175	W1-12"/W2-12"/W3-12"	TBD/W5-8"	\$2,035,000	\$160,800
W5	8	1,700	City Limit	W1-12"/W3-12"/W4-12"	US HWY 175	\$336,600	\$26,600
W6	12	4,300	US HWY 175	W5-8"/W4-12"	W7-12"/W4-16"	\$1,182,500	\$93,400
W7	12	250	TBD	W Fair St.	W6-12"/W4-16"	\$68,750	\$5,400
W8	12	3,600	Pyle St/FM 987	ETJ	Gorman St.	\$990,000	\$78,200
W9	10	7,300	Future State Highway 34 By-Pass	ETJ	TBD/W5-8"	\$1,730,100	\$136,700
W10	10	1,100	Future State Highway 34 By-Pass	TBD	First North St.	\$260,700	\$20,600
W11	12	6,500	TBD	Future State Highway 34 By-Pass	SH 34	\$1,787,500	\$141,200
W12	8	3,400	SH 34	FM 143	ETJ	\$673,200	\$53,200
W13	12	7,200	SH 34	Murrah Ln.	ETJ	\$1,980,000	\$156,400
W14	12	5,600	County Road 143	SH 34	FM 2727	\$1,540,000	\$121,700
W15	8	2,200	FM 2727	County Road 145	ETJ	\$435,600	\$34,400
W16	12	4,800	FM 2728	County Road 145	Ex. 10" Waterline	\$1,320,000	\$104,300
W17	10	5,000	TBD	County Road 143	Ex. 10" Waterline	\$1,185,000	\$93,600
W18	8	3,600	TBD	City Limit	FM 243	\$712,800	\$56,300
W19	12	2,700	FM 2727	FM 243	Ex. 10" Waterline	\$742,500	\$58,700
W20	12	2,700	FM 243	FM 2727	W21-10"/W23-10"	\$742,500	\$58,700
W21	10	800	FM 243	W20-12"/W23-10"	Crowell Rd.	\$189,600	\$15,000
W22	10	500	FM 243	Crowell Rd.	ETJ	\$118,500	\$9,400
W23	10	3,800	TBD	W29-8"/W30-8"	FM 243	\$900,600	\$71,100
W24	12	2,500	FM 2727	FM 243	W28-8"/W29-8"	\$687,500	\$54,300
W25	12	2,400	FM 243	W18-8"/W26-8"/W27-12"/W28-8"	FM 2727	\$660,000	\$52,100
W26	8	2,000	Ola St.	SH 34	W18-8"/W25-8"/W27-12"/W28-8"	\$396,000	\$31,300
W27	12	1,500	FM 243	City Limit	W18-8"/W25-8"/W26-12"/W28-8"	\$412,500	\$32,600
W28	8	3,000	TBD	FM 243	FM 2727	\$594,000	\$46,900
W29	8	3,700	TBD	FM 2727	W23-10"/W30-8"/W32-10"	\$732,600	\$57,900
W30	8	4,000	TBD	W32-10"/W23-10"	EJT	\$792,000	\$62,600
W31	8	3,800	TBD	Rand Rd. FM 1836	EJT	\$752,400	\$59,400
W32	10	3,600	TBD	Rand Rd. FM 1836	W29-8"/W30-8"/W23-10"	\$853,200	\$67,400
W33	12	2,600	FM 2727	Still Meadow Dr.	W24-12"/W28-8"/W29-8"	\$715,000	\$56,500
W34	12	3,100	TBD	Rand Rd. FM 1836	FM 243	\$852,500	\$67,300
W35	16	4,600	FM 243	Rand Rd. FM 1836	City Limits	\$1,798,600	\$142,100
W36	16	2,300	FM 1836	Washington St./SH 34		\$899,300	\$71,000
W37	16	800	Jackson St./Grove St.	Houston St.	Washington St./SH 34	\$312,800	\$24,700
W38	10	4,000	TBD	Rand Rd. FM 1836	Elizabeth St.	\$948,000	\$74,900
W39	12	2,500	Elizabeth St.	W38-10"/W64-12"	Rand Rd./FM 1836	\$687,500	\$54,300

IMPACT FEE CAPITAL IMPROVEMENTS PLAN - WATER FACILITIES

Line Label	Size (in)	Length (lf)	Street Location	From	To	Eligible Total Cost	10-Year Cost
W40	12	1,500	TBD	Rand Rd. FM 1836	W41-12"/W43-12"	\$412,500	\$32,600
W41	12	1,800	TBD	US HWY 175	W40-12"/W43-12"	\$495,000	\$39,100
W42	12	4,700	Rand Rd. FM 1836	City Limit	W32-10"/W44-10"/W46-12"	\$1,292,500	\$102,100
W43	12	4,300	TBD	City Limit	W44-10"/W45-12"/W51-12"	\$1,182,500	\$93,400
W44	10	1,400	TBD	W42-12"/W32-10"/W46-12"	W43-12"/W45-12"/W51-12"	\$331,800	\$26,200
W45	12	2,700	TBD	W43-12"/W44-10"/W51-12"	W47-12"/W49-8"/W50-12"	\$742,500	\$58,700
W46	12	2,900	Rand Rd. FM 1836	W32-10"/W44-10"	W31-8"/W47-12"/W48-12"	\$797,500	\$63,000
W47	12	1,600	Fair Rd.	FM 161	Rand Rd. FM 1836	\$440,000	\$34,800
W48	12	4,700	Rand Rd. FM 1836	Fair Rd.	ETJ	\$1,292,500	\$102,100
W49	8	5,900	TBD	Fair Rd.	ETJ	\$1,168,200	\$92,300
W50	12	3,300	Fair Rd.	US HWY 175	W45-12"/W47-12"/W49-8"	\$907,500	\$71,700
W51	12	2,200	TBD	US HWY 175	City Limits	\$605,000	\$47,800
W52	16	4,000	US HWY 175	TBD/W41-12"	TBD/W51-12"	\$1,564,000	\$123,600
W53	16	2,700	US HWY 175	TBD/W51-12"	Fair Rd.	\$1,055,700	\$83,400
W54	16	6,500	US HWY 175	Fair Rd.	City Limits	\$2,541,500	\$200,800
W55	16	3,400	US HWY 175	Fair Rd.	City Limits	\$1,329,400	\$105,000
W56	16	1,000	Fair Rd.	City Limit	City Limits	\$391,000	\$30,900
W57	16	2,700	US HWY 175	W58-16"/W59-12"	Fair Rd.	\$1,055,700	\$83,400
W58	16	1,100	US HWY 175	W58-16"	W57-16"/W59-12"	\$430,100	\$34,000
W59	12	800	TBD	City Limit	US HWY 175	\$220,000	\$17,400
W60	12	1,800	TBD	Abandoned Rail Road	City Limits	\$495,000	\$39,100
W61	12	2,300	TBD	W60-12"/W62-12"/W67-12"	Fair Rd.	\$632,500	\$50,000
W62	12	5,500	TBD	City Limit	W60-12"/W61-12"/W67-12"	\$1,512,500	\$119,500
W64	12	1,600	Future State Highway 34 By-Pass	W38-10"/W64-12"	Fair St.	\$440,000	\$34,800
W65	12	3,300	County Road 151	Hampton Dr.	Future State Highway 34 By-Pass	\$907,500	\$71,700
W66	12	2,600	County Road 151	Future State Highway 34 By-Pass	ETJ	\$715,000	\$56,500
W67	12	2,500	TBD	ETJ	Abandoned Rail Road	\$687,500	\$54,300
W68	12	3,200	County Road 151	ETJ	Fair Rd.	\$880,000	\$69,500
W69	16	2,100	Future State Highway 34 By-Pass	County Road 151	W62-12"/W63-12"	\$821,100	\$64,900
W70	16	2,800	Future State Highway 34 By-Pass	FM 1388	County Road 151	\$1,094,800	\$86,500
W71	16	1,700	TBD	Future State Highway 34 By-Pass	Washington St./SH 34	\$664,700	\$52,500
W72	16	3,100	TBD	W73-8"/W74-16"	Washington St./SH 34	\$1,212,100	\$95,800
W73	8	2,900	TBD	W72-16"/W74-16"	Washington St./SH 34	\$574,200	\$45,400
W74	16	4,400	TBD	US HWY 175	W72-16"/W73-8"	\$1,720,400	\$135,900
W75	12	3,600	FM 1388	Washington St./SH 34	Future State Highway 34 By-Pass	\$990,000	\$78,200
W76	12	11,300	Washington St./SH 34	Future State Highway 34 By-Pass	W77-8"/W79-12"/W80-12"	\$3,107,500	\$245,500
W77	8	5,400	TBD	W77-8"/W79-12"/W80-12"	ETJ	\$1,069,200	\$84,500
W78	8	5,500	TBD	TBD/W79-12"	ETJ	\$1,089,000	\$86,000
W79	12	7,800	Washington St./SH 34	W80-12"/W77-8"/W76-12"	ETJ	\$2,145,000	\$169,500



IMPACT FEE CAPITAL IMPROVEMENTS PLAN - WATER FACILITIES

Line Label	Size (in)	Length (lf)	Street Location	From	To	Eligible Total Cost	10-Year Cost
W80	12	8,500	TBD	ETJ	Washington St./SH 34	\$2,337,500	\$184,700
W81	12	21,120	Terrell Water Line	Terrel	Pyle St. Pump Station	\$5,808,000	\$458,800
Total Length (FT)		316,470					

Facility Label			Description	Capacity		Eligible Total Cost	10-Year Cost
ET1			Southside Elevated Tank	500,000 gallons		\$1,942,000	\$153,400
GST1			Pyle St. Ground Storage Tank	4,000,000 gallons		\$3,942,000	\$311,400
HSP1			Pyle St. High Service Pumps	2 @ 2,500 gpm		\$464,000	\$36,700
Total Eligible Improvement Cost						\$93,716,750	
Total Eligible 10-Year Improvement Cost							\$7,404,100
Total City Cost Impact per Service Unit							\$7,331
Maximum Impact Fee (50%) per Service Unit							\$3,666

Water Impact Fee

Water Maximum Impact Fee per Service Unit Calculation

In accordance with Chapter 395 of the Texas Local Government code, the cost per service unit is calculated using the total capital improvement cost divided by “the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions.” The maximum impact fee per service unit is calculated as 50% of the cost per service unit.

The water impact fee cost per service unit is calculated by dividing the total eligible 10-year capital improvement cost by the 10-year increase in LUEs. As previously stated, the proposed 10-year eligible capital improvement cost for proposed water facilities is \$7.4 million. The cost per service unit over the 10-year period is:

$$\text{Cost per Service Unit} = \frac{\$7,404,100}{1,010 \text{ LUEs}} = \$7,331$$

Due to the requirement in Chapter 395.014(7)(B) only 50% of the cost per service unit can be assessed:

$$\text{Maximum Impact Fee per Service Unit} = \$7,331 \times 50\% = \$3,666$$

Assessed Water Impact Fee

On December 16, 2019, the City Council approved an assessment of 30% of the maximum assessable water impact fee per service unit for 2020, via the adoption of Ordinance No. O-32-19. The ordinance is included in this program update as **Appendix B**. The impact fee will increase by 2% of the maximum assessable fee each year between 2020 and 2024. The resulting water impact fees that will be assessed for the next 5 years by the City of Kaufman against new development in the City are shown below in **Table 8**.

Table 8: Water Impact Fee Rate Schedule

Meter Size (in)	Meter Equivalents	2020 Assessment Rate (30%)	2021 Assessment Rate (32%)	2022 Assessment Rate (34%)	2023 Assessment Rate (36%)	2024 Assessment Rate (38%)
3/4	1.00	\$1,099.80	\$1,173.12	\$1,246.44	\$1,319.76	\$1,393.08
1	1.67	\$1,836.67	\$1,959.11	\$2,081.55	\$2,204.00	\$2,326.44
1-1/2	3.33	\$3,662.33	\$3,906.49	\$4,150.65	\$4,394.80	\$4,638.96
2	5.33	\$5,861.93	\$6,252.73	\$6,643.53	\$7,034.32	\$7,425.12
3	11.67	\$12,834.67	\$13,690.31	\$14,545.95	\$15,401.60	\$16,257.24
4	21.00	\$23,095.80	\$24,635.52	\$26,175.24	\$27,714.96	\$29,254.68
6	46.67	\$51,327.67	\$54,749.51	\$58,171.35	\$61,593.20	\$65,015.04
8	80.00	\$87,984.00	\$93,849.60	\$99,715.20	\$105,580.80	\$111,446.40
10	126.67	\$139,311.67	\$148,599.11	\$157,886.55	\$167,174.00	\$176,461.44

Roadway Facilities

The City of Kaufman assesses impact fees for the widening and extension of existing roadways, and for the construction of new roadways, for the purposes of serving new development. The land use plan and thoroughfare plan are critical in evaluating the roadway facilities as they relate to population growth. The land use assumptions are based on the *Future Land Use Plan* prepared by Tim F. Glendening & Associates, Inc., dated September 2013. Review of this Future Land Use Plan was performed by City staff and the CIAC to verify its relevance for the 2019 Impact Fee Program update. The *Future Thoroughfare Plan*, prepared in conjunction with the *Future Land Use Plan*, is the basis for the CIP for Streets. Estimated existing land use allocations were calculated based on the land use information provided in the 2014 update adjusted for the City of Kaufman's population growth between 2014 and 2019. Future projected land use allocations for 2029 were also calculated.

Table 10 reflects the existing and projected 2029 land use allocations. **Table 11** reflects the existing and projected ultimate buildout land use allocations.

Street Impact Fee Service Unit

An increase in developed land generates an increased number of vehicle trips associated with the development. Each land use type has different traffic patterns and generates a varying number of vehicle trips. These vehicle trips form the basis of the service unit for the street impact fee. The peak hour trip rates from **Table 9** below are used to calculate the peak hour trips generated by the projected increase in developed land, by land use type, in **Table 10** and **Table 11**.

Table 9: Trip Generation Rates for Selected Land Uses

Land Use Type	Unit	Average Coverage/Acre	Peak Hour Trip Rate
Residential	Dwelling Unit	4 units	0.90
Public/Semi-Public	per 1,000 SF GFA	35%	0.35
General Office	per 1,000 SF GFA	25%	1.50
Commercial/Retail	per 1,000 SF GFA	25%	2.57
Industrial	per 1,000 SF GFA	35%	0.61

(Adapted from the Institute of Transportation Engineers Manual)

GFA - Gross Floor Area

Table 10: Land Use and Peak Hour Trips 2019-2029

Land Use Type	2019 Land Use - For 7,590 People				2029 Land Use - For 9,491 People			
	Total Gross Acres per Future Land Use	Percent of Gross	Estimated Developed Acres	Peak Hour Trip Generation	Projected Developed Acres	Percent of Developed	Equivalent Annual Growth Rate from 2019 to 2029	Peak Hour Trip Generation
Residential	2,431	50.1%	676	2,432	845	30.0%	2.26%	3,041
Commercial	1,053	21.7%	150	4,188	169	6.0%	1.20%	4,719
Industrial	77	1.6%	58	537	67	2.4%	1.56%	626
Parks	254	5.2%	254		254	9.0%	0.00%	
Public/Semi Public	447	9.2%	240	1,282	255	9.0%	0.58%	1,359
Streets/Alleys	589	12.1%	561		593	21.1%	0.56%	
Vacant Developed			835		634			
Total	4,850		2,773	8,439	2,817			9,746
Difference from 2019-2029								1,306

Table 11: Land Use and Peak Hour Trips in 2019-Ultimate Buildout

Land Use Type	2019 Land Use - For 7,590 People				Ultimate Buildout Land Use - For 22,380 People*			
	Total Gross Acres per Future Land Use	Percent of Gross	Estimated Developed Acres	Peak Hour Trip Generation	Projected Developed Acres	Percent of Developed	Equivalent Annual Growth Rate	Peak Hour Trip Generation
Residential	2,431	50.1%	676	2,432	1,992	41.1%	n/a	7,172
Commercial	1,053	21.7%	150	4,188	827	17.1%	n/a	23,144
Industrial	77	1.6%	58	537	72	1.5%	n/a	668
Parks	254	5.2%	254		254	5.2%	n/a	
Public/Semi Public	447	9.2%	240	1,282	426	8.8%	n/a	2,275
Streets/Alleys	589	12.1%	561		1,279	26.4%	n/a	
Vacant Developed			835					
Total	4,850		2,773	8,439	4,850			33,259
* Ultimate Buildout based on current city limits. Population projected from ultimate buildout residential acreage at current population density.								Difference from 2019 to Ultimate Buildout
								24,820

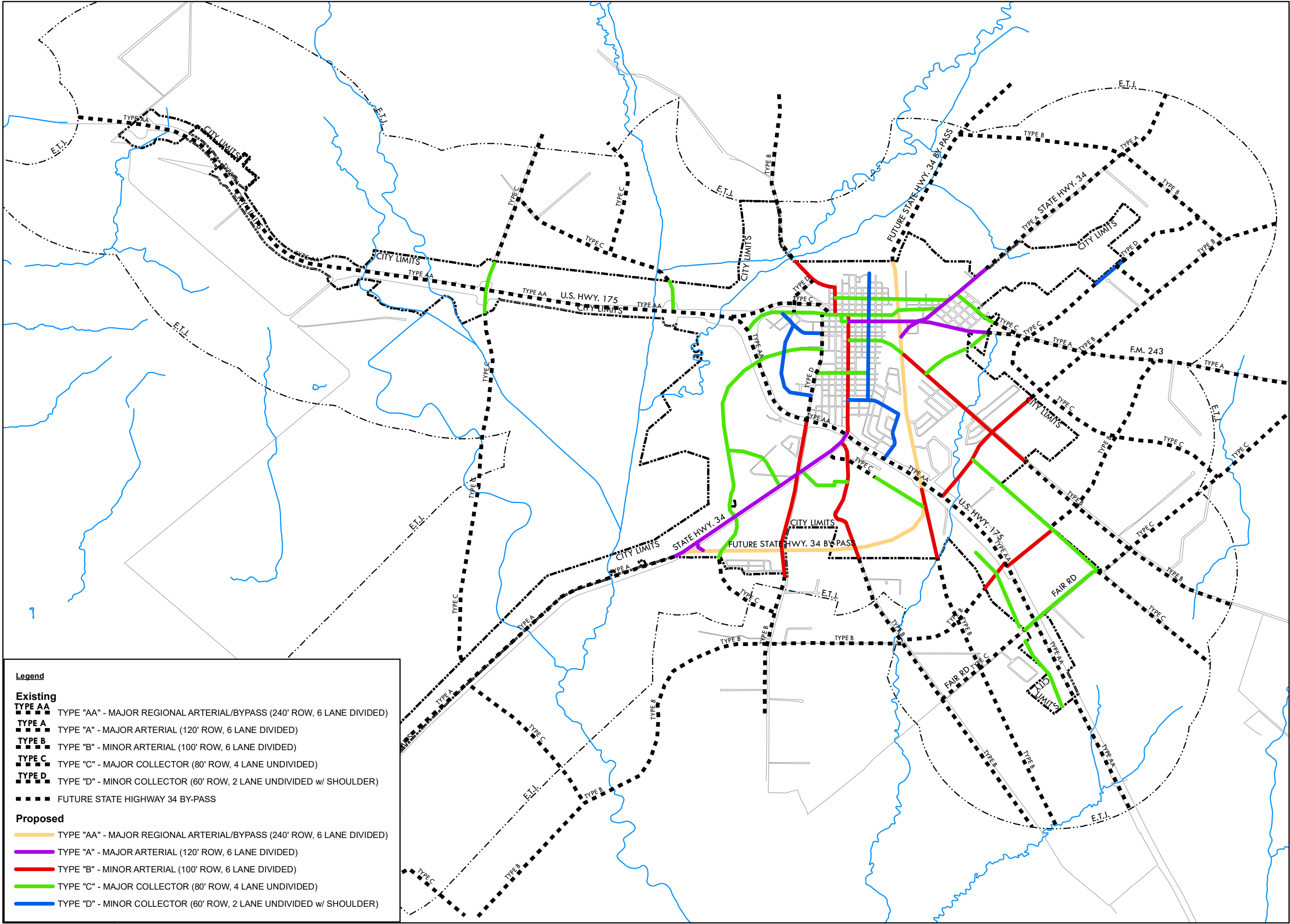
Streets Capital Improvements Plan for 2019-2029

The projected growth of 1,901 people and the development of 44 additional acres of land will require capacity improvements to and expansion of the City's existing roadway system. **Figure 2** shows the Capital Improvement Plan for Streets for the City of Kaufman. The roadway projects identified on the map were originally developed as part of the 2014 study update, in coordination with the update to the land use assumptions. City staff have identified projects which have been partially or fully completed since the 2014 update, and the roster of CIP street projects has been revised accordingly.

The unpredictability of development makes it difficult to determine which future streets identified in the CIP program will become necessary during the 10-year study window. In order to establish the capital costs eligible for impact fees, a percentage of the total cost of the CIP program was calculated to establish the 10-year cost. This percentage is based on the projected increase in peak hour trips over the next 10 years compared to the estimated increase in peak hour trips generated by full buildout of the service area, which consists of the current city limits. Based upon the same assumptions used to project the 2029 peak hour trips, full buildout growth within the city limits would equate to approximately 33,259 peak hour trips, or an increase of approximately 24,820 from the current 2019 estimate. The proposed 1,306 increase in peak hour trips over the next 10 years represents 5.3% of the full buildout increase.

Table 12 lists the streets and highways that will would be constructed to support the complete buildout of the existing city limits. State highways are assumed to receive 50% participation by the City unless otherwise noted. In addition, existing county roads turned over to the City will be included in the fee calculation. Projects with zero City participation, such as US 175, have been excluded from the CIP list.

The total cost of the proposed street facilities necessary to support full buildout of the system is approximately \$244.7 million (2019 dollars). Of the total cost, \$181.7 million is impact fee eligible based on the City of Kaufman's participation stake in the projects. \$9.6 million (5.3%) of the total eligible cost is attributable to projected growth during the 2019-2029 impact fee period.



0 2,000 4,000

1 inch = 4,000 feet

Kaufman, Texas

Capital Improvement Plan

Figure 2

Streets

2019-2029



KAU 19294

Date Saved: 9/27/2019

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Table 12: Impact Fee Capital Improvements Plan - Street Facilities

IMPACT FEE CAPITAL IMPROVEMENTS PLAN - STREET FACILITIES

Label	Type	Length (LF)	Street Name	From	To	Total Cost	% City	Eligible Total Cost	10-Year Cost
S3	C	1,100	TBD	US 175/S52	South to Corporate Limits	\$1,549,900	100%	\$1,549,900	\$82,100
S5	C	1,400	TBD	US 175	North to Corporate Limits	\$1,972,600	100%	\$1,972,600	\$104,500
S7	C	2,600	SH 243	US 175	N. Shannon St	\$3,663,400	50%	\$1,831,700	\$97,100
S8	D	1,800	N Shannon St	W. Grove St	W. Pyle St	\$1,533,600	100%	\$1,533,600	\$81,300
S9	B	1,100	W. Pyle St/FM 987	Corporate Limits	Shannon St	\$2,005,300	25%	\$501,325	\$26,600
S10	B	1,400	W. Pyle St/FM 987	Shannon St	First North St	\$2,552,200	25%	\$638,050	\$33,800
S11	B	800	Jefferson St	First North St	Grove St	\$1,458,400	100%	\$1,458,400	\$77,300
S12	C	1,300	First North St	Jefferson St	Dallas St	\$1,831,700	100%	\$1,831,700	\$97,100
S13	C	1,100	First North St	Dallas St	Future State Highway 34 Bypass	\$1,549,900	100%	\$1,549,900	\$82,100
S14	C	2,000	First North St	Future State Highway 34 Bypass	SH 34	\$2,818,000	100%	\$2,818,000	\$149,400
S15	A	400	SH 34	SH 34	Ola St	\$871,200	50%	\$435,600	\$23,100
S16	A	160	SH 34	Ola St	City Limit	\$348,480	50%	\$174,240	\$9,200
S17	C	1,900	Ola St	SH 34	City Limit	\$2,677,100	100%	\$2,677,100	\$141,900
S19	A	600	SH 34	First North St	Grove St	\$1,306,800	50%	\$653,400	\$34,600
S20	A	1,000	SH 34	Hillcrest St	Grove St	\$2,178,000	50%	\$1,089,000	\$57,700
S21	A	1,000	TBD	Future State Highway 34 Bypass	Hillcrest St	\$2,178,000	100%	\$2,178,000	\$115,400
S22	A	800	Mulberry St/ SH 34	Future State Highway 34 Bypass	Hillcrest St	\$1,742,400	50%	\$871,200	\$46,200
S23	A	1,200	Mulberry St/ SH 34	Dallas St	Future State Highway 34 Bypass	\$2,613,600	50%	\$1,306,800	\$69,300
S24	A	800	Mulberry St/ SH 34	Washington St	Dallas St	\$1,742,400	50%	\$871,200	\$46,200
S25	C	600	Jackson St/Mulberry St/ FM 243	Grove St	Washington St	\$845,400	50%	\$422,700	\$22,400
S26	C	1,200	Grove St	Dallas St	Future State Highway 34 Bypass	\$1,690,800	100%	\$1,690,800	\$89,600
S27	C	1,300	Grove St	Jackson St	Dallas St	\$1,831,700	100%	\$1,831,700	\$97,100
S28	C	300	Grove St	Clay St	Jackson St	\$422,700	100%	\$422,700	\$22,400
S29	C	1,200	Grove St	Shannon St	Houston St	\$1,690,800	100%	\$1,690,800	\$89,600
S30	C	500	Grove St	Nash St	Shannon St	\$704,500	100%	\$704,500	\$37,300
S31	C	1,700	Grove St	Fair St	Barnes St	\$2,395,300	100%	\$2,395,300	\$127,000
S33	D	700	Nash Dr	Grove St	Ebo St	\$596,400	100%	\$596,400	\$31,600
S34	D	1,200	Nash Dr	Ebo St	Houston St	\$1,022,400	100%	\$1,022,400	\$54,200
S35	D	1,300	TBD	Nash Dr	Pridmore St	\$1,107,600	100%	\$1,107,600	\$58,700
S36	D	800	Houston St	Nash Dr	Pridmore St	\$681,600	100%	\$681,600	\$36,100
S37	C	1,500	Pridmore St	S35-D	Houston St	\$2,113,500	100%	\$2,113,500	\$112,000
S38	D	1,100	Houston St	Pridmore St	14th St	\$937,200	100%	\$937,200	\$49,700
S39	D	1,100	Houston St	14th St	Bacon St	\$937,200	100%	\$937,200	\$49,700
S40	D	2,800	TBD	Pridmore St	Houston St	\$2,385,600	100%	\$2,385,600	\$126,400
S41	C	1,100	Pridmore St	Fair St	S35-D/S40-D	\$1,549,900	100%	\$1,549,900	\$82,100
S42	C	4,600	TBD	S43-C/S44-C	Fair St	\$6,481,400	100%	\$6,481,400	\$343,500
S43	C	3,100	TBD	S42-C/S44-C	Washington St/SH 34	\$4,367,900	100%	\$4,367,900	\$231,500
S44	C	2,900	TBD	S42-C/S44-C	Washington St/SH 35	\$4,086,100	100%	\$4,086,100	\$216,600
S45	A	800	Washington St/SH 34	S112-A/S91-AA	S92-A	\$1,742,400	50%	\$871,200	\$46,200
S46	A	1,900	Washington St/SH 34	S92-A	S44-C	\$4,138,200	50%	\$2,069,100	\$109,700
S47	A	2,300	Washington St/SH 34	S43-C/S44-C	S44-C	\$5,009,400	50%	\$2,504,700	\$132,700
S48	A	900	Washington St/SH 34	S44-C	S71-B	\$1,960,200	50%	\$980,100	\$51,900
S49	A	200	Washington St/SH 34	FM 1388	Cates Dr	\$435,600	50%	\$217,800	\$11,500

IMPACT FEE CAPITAL IMPROVEMENTS PLAN - STREET FACILITIES

Label	Type	Length (LF)	Street Name	From	To	Total Cost	% City	Eligible Total Cost	10-Year Cost
S50	A	1,300	Washington St/SH 34	Cates Dr	S51-A/S551-C	\$2,831,400	50%	\$1,415,700	\$75,000
S51	A	700	Washington St/SH 34	TBD	Old Kemp HWY	\$1,524,600	50%	\$762,300	\$40,400
S52	A	400	Washington St/SH 34	Old Kemp HWY	Fair St	\$871,200	50%	\$435,600	\$23,100
S53	B	1,600	Washington St/SH 34	Fair St	9th St	\$2,916,800	50%	\$1,458,400	\$77,300
S54	B	1,300	Washington St/SH 34	9th St	4th St	\$2,369,900	50%	\$1,184,950	\$62,800
S55	B	1,500	Washington St/SH 34	4th St	Temple St	\$2,734,500	50%	\$1,367,250	\$72,500
S56	B	1,200	Washington St/SH 34	Temple St	Mulberry St/SH 34	\$2,187,600	50%	\$1,093,800	\$58,000
S57	D	1,200	Dallas St	Silver Trail St	First North St	\$1,022,400	100%	\$1,022,400	\$54,200
S58	D	800	Dallas St	First North St	Grove St	\$681,600	100%	\$681,600	\$36,100
S59	D	300	Dallas St	Grove St	Mulberry St/SH 34	\$255,600	100%	\$255,600	\$13,500
S60	D	900	Dallas St	Mulberry St/SH 34	Temple St	\$766,800	100%	\$766,800	\$40,600
S61	D	1,500	Dallas St	Temple St	4th St	\$1,278,000	100%	\$1,278,000	\$67,700
S62	D	1,300	Dallas St	4th St	9th St	\$1,107,600	100%	\$1,107,600	\$58,700
S63	D	700	9th St	Washington St/SH 34	Dallas St	\$596,400	100%	\$596,400	\$31,600
S64	D	3,500	9th St	Dallas St	Fair St	\$2,982,000	100%	\$2,982,000	\$158,000
S65	B	900	County Rd 151	S51-A/S52-A	TBD/S107-C	\$1,640,700	100%	\$1,640,700	\$87,000
S66	B	1,000	County Rd 151 (2 of 6 Lanes Complete)	TBD/S107-C	Hampton Dr	\$1,221,410	100%	\$1,221,410	\$64,700
S67	B	3,400	County Rd 151 (2 of 6 Lanes Complete)	Hampton Dr	Future State Highway 34 Bypass	\$4,152,794	100%	\$4,152,794	\$220,100
S68	B	500	County Rd 151 (2 of 6 Lanes Complete)	Future State Highway 34 Bypass	City Limits	\$610,705	100%	\$610,705	\$32,400
S69	B	1,200	S. Houston St/ FM 1390	Future State Highway 34 Bypass	City Limits	\$2,187,600	50%	\$1,093,800	\$58,000
S70	B	3,600	S. Houston St/ FM 1388	Future State Highway 34 Bypass	Washington St/SH 34	\$6,562,800	50%	\$3,281,400	\$173,900
S71	B	2,500	S. Houston St/ FM 1389	Washington St/SH 34	Fair St	\$4,557,500	50%	\$2,278,750	\$120,800
S72	C	700	Temple St	Washington St/SH 35	Dallas St	\$986,300	100%	\$986,300	\$52,300
S73	C	2,200	Temple St/Rand Rd/FM 1836	Dallas St	Future State Highway 34 Bypass	\$3,099,800	50%	\$1,549,900	\$82,100
S74	B	1,300	Temple St/Rand Rd/FM 1837	Future State Highway 34 Bypass	TBD/S93-C	\$2,369,900	50%	\$1,184,950	\$62,800
S75	B	3,700	Temple St/Rand Rd/FM 1838	Temple St/Rand Rd/FM 1838	Still Meadow Dr	\$6,745,100	50%	\$3,372,550	\$178,700
S76	B	1,800	Temple St/Rand Rd/FM 1839	Still Meadow Dr	City Limits	\$3,281,400	50%	\$1,640,700	\$87,000
S77	B	2,100	TBD	Fair St	TBD/S94-C	\$3,828,300	100%	\$3,828,300	\$202,900
S78	B	1,500	TBD	TBD/S94-C	Temple St/Rand Rd/FM 1836	\$2,734,500	100%	\$2,734,500	\$144,900
S79	B	2,200	TBD	Temple St/Rand Rd/FM 1838	City Limits	\$4,010,600	100%	\$4,010,600	\$212,600
S80	AA	1,700	State Highway 34 Bypass (North)	City Limit	First North St	\$5,865,000	12%	\$703,800	\$37,300
S81	AA	600	State Highway 34 Bypass (North)	First North St	Grove St	\$2,070,000	12%	\$248,400	\$13,200
S82	AA	500	State Highway 34 Bypass (North)	Grove St	Mulberry St/SH 34	\$1,725,000	12%	\$207,000	\$11,000
S83	AA	700	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	Mulberry St/SH 34	Temple St/Rand Rd/ FM 1836	\$796,950	12%	\$95,634	\$5,100
S84	AA	6,700	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	S21-A	Temple St/Rand Rd/ FM 1836	\$7,627,950	12%	\$915,354	\$48,500
S85	AA	5,900	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	Temple St/Rand Rd?FM 1836	Fair St	\$6,717,150	12%	\$806,058	\$42,700



IMPACT FEE CAPITAL IMPROVEMENTS PLAN - STREET FACILITIES

Label	Type	Length (LF)	Street Name	From	To	Total Cost	% City	Eligible Total Cost	10-Year Cost
S86	AA	1,200	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	Fair St	TBD/S107-C	\$1,366,200	90%	\$1,229,580	\$65,200
S87	AA	3,600	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	TBD/S107-C	County Rd 151	\$4,098,600	90%	\$3,688,740	\$195,500
S88	AA	2,800	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	S. Houston St/FM 1388	County Rd 152	\$3,187,800	90%	\$2,869,020	\$152,100
S89	AA	2,400	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	S45-C/S44-C	S. Houston St/FM 1388	\$2,732,400	90%	\$2,459,160	\$130,300
S90	AA	700	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	TBD/S92-A	S45-C/S44-C	\$796,950	90%	\$717,255	\$38,000
S91	AA	900	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	S112-A/S45-A	S92-A	\$1,024,650	90%	\$922,185	\$48,900
S92	C	900	TBD	City Limit	Mulberry St/SH 34	\$1,268,100	100%	\$1,268,100	\$67,200
S93	C	1,900	TBD	Temple St/Rand Rd/ FM 1836	City Limit	\$2,677,100	100%	\$2,677,100	\$141,900
S94	C	1,400	TBD	S77-B/S78-B	City Limit	\$1,972,600	100%	\$1,972,600	\$104,500
S95	C	2,900	TBD	City Limit	S103-B/S96-C	\$4,086,100	100%	\$4,086,100	\$216,600
S96	C	2,700	TBD	TBD/S103-B	Fair Rd	\$3,804,300	100%	\$3,804,300	\$201,600
S97	C	3,500	TBD	US HWY 175	City Limit	\$4,931,500	100%	\$4,931,500	\$261,400
S98	C	600	Fair Rd	City Limit	US HWY 175	\$845,400	100%	\$845,400	\$44,800
S99	C	2,600	Fair Rd	S101-B/S102-B	City Limit	\$3,663,400	100%	\$3,663,400	\$194,200
S100	C	1,300	TBD	S101-B/S102-B	TBD	\$1,831,700	100%	\$1,831,700	\$97,100
S101	B	800	TBD	City Limit	S100-C	\$1,458,400	100%	\$1,458,400	\$77,300
S102	B	600	TBD	S100-C	US HWY 175	\$1,093,800	100%	\$1,093,800	\$58,000
S103	B	2,400	County Rd 166	US HWY 175	City Limits	\$4,375,200	100%	\$4,375,200	\$231,900
S104	C	3,400	TBD	Kings Fort PKWY	City Limits	\$4,790,600	100%	\$4,790,600	\$253,900
S105	B	3,200	TBD	US HWY 175	City Limit	\$5,833,600	100%	\$5,833,600	\$309,200
S106	C	1,000	TBD	City Limit	City Limit	\$1,409,000	100%	\$1,409,000	\$74,700
S108	C	1,200	4th St	Houston St	Washington St/ SH 34	\$1,690,800	100%	\$1,690,800	\$89,600
S109	C	800	4th St	Washington St/SH 34	Dallas St	\$1,127,200	100%	\$1,127,200	\$59,700
S110	D	1,200	TBD	City Limit	City Limit	\$1,022,400	100%	\$1,022,400	\$54,200
S111	D	1,100	Houston St	Bacon St	Fair St	\$937,200	100%	\$937,200	\$49,700
Total Projected Cost						\$244,669,639			
Total Eligible Improvement Cost								\$181,686,260	
Total Eligible 10-Year Improvement Cost									\$9,629,400
Total City Cost Impact per Service Unit									\$7,371
Maximum Impact Fee (50%) per Service Unit									\$3,686

Denotes project is partially constructed. Total Cost is for remaining lanes.

Roadway Types	
AA -	Major Regional Arterial/Bypass (240' ROW, 6 Lane Divided)
A -	Major Arterial (120' ROW, 6 Lane Divided)
B -	Minor Arterial (100' ROW, 6 Lane Divided)
C -	Major Collector (80' ROW, 4 Lane Undivided)
D -	Minor Collector (60' ROW, 2 Lane Undivided w/ Shoulders)

Street Impact Fee

Street Maximum Impact Fee per Service Unit Calculation

In accordance with Chapter 395 of the Texas Local Government code, the cost per service unit is calculated using the total capital improvement cost divided by “the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions.” The maximum impact fee per service unit is calculated as 50% of the cost per service unit.

The street impact fee cost per service unit is calculated by dividing the total eligible 10-year capital improvement cost by the 10-year increase in peak hour trips. As previously stated, the proposed 10-year eligible capital improvement cost for proposed street facilities is \$9.6 million. The cost per service unit over the 10-year period is:

$$\text{Cost per Service Unit} = \frac{\$9,629,400}{1,306 \text{ peak hour trips}} = \$7,371$$

Due to the requirement in Chapter 395.014(7)(B) only 50% of the cost per service unit can be assessed:

$$\text{Maximum Impact Fee per Service Unit} = \$7,371 \times 50\% = \$3,686$$

Table 13: City of Kaufman Maximum Street Impact Fees by Land Use Type

Land Use Type	Unit	Peak Hour Trip Rate	Fee by Land Use Type
Residential	Dwelling Unit	0.90	\$3,316.95
Public/Semi-Public	per 1,000 SF GFA	0.35	\$1,289.93
General Office	per 1,000 SF GFA	1.50	\$5,528.25
Commercial/Retail	per 1,000 SF GFA	2.57	\$9,471.74
Industrial	per 1,000 SF GFA	0.61	\$2,248.16

GFA - Gross Floor Area

Assessed Street Impact Fee

On December 16, 2019, the City Council approved an assessment of 35% of the maximum assessable street impact fee per service unit for 2020 via the adoption of Ordinance No. O-33-19. The ordinance is included in this program update as **Appendix C**. The impact fee will increase by 2% of the maximum assessable fee each year between 2020 and 2024. The resulting street impact fees that will be assessed by the City of Kaufman against new development in the City are shown below in **Table 14**.

Table 14: Street Impact Fee Rate Schedule

Land Use Type	Unit	2020 Assessment Rate (35%)	2021 Assessment Rate (37%)	2022 Assessment Rate (39%)	2023 Assessment Rate (41%)	2024 Assessment Rate (43%)
Residential	Dwelling Unit	\$1,160.93	\$1,227.27	\$1,293.61	\$1,359.95	\$1,426.29
Public/Semi-Public	per 1,000 SF GFA	\$451.48	\$477.27	\$503.07	\$528.87	\$554.67
General Office	per 1,000 SF GFA	\$1,934.89	\$2,045.45	\$2,156.02	\$2,266.58	\$2,377.15
Commercial/Retail	per 1,000 SF GFA	\$3,315.11	\$3,504.54	\$3,693.98	\$3,883.41	\$4,072.85
Industrial	per 1,000 SF GFA	\$786.86	\$831.82	\$876.78	\$921.75	\$966.71

GFA - Gross Floor Area

APPENDIX A

Future Land Use Plan

APPENDIX B

Water Impact Fee Ordinance

O-32-19

APPENDIX C

Street Impact Fee Ordinance

O-33-19

ORDINANCE NO. O-32-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS APPROVING THE “LAND USE ASSUMPTION”, WHICH INCLUDES THE “FUTURE LAND USE PLAN”, THE “STREETS CAPITAL IMPROVEMENTS PLAN FOR 2019-2029” AND THE “WATER CAPITAL IMPROVEMENTS PLAN FOR 2019-2029”, EACH BEING A COMPONENT OF THE “CAPITAL IMPROVEMENTS PLAN AND IMPACT FEE UPDATE FOR WATER AND STREETS 2019-2029” FOR THE CITY OF KAUFMAN; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS TO ADOPT A NEW SECTION 80.0, “ADOPTION OF LAND USE ASSUMPTIONS AND ROADWAY FACILITIES CAPITAL IMPROVEMENTS PLAN” OF CHAPTER 80, “ROADWAY FACILITIES IMPACT FEE” AND A NEW SECTION 106.40 “ADOPTION OF LAND USE ASSUMPTIONS AND WATER CAPITAL IMPROVEMENTS PLAN” OF “DIVISION 1, “GENERALLY” OF ARTICLE II, “WATER” OF CHAPTER 106, “UTILITIES”; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City Council desires to update the Capital Improvements Plan for water and streets; and

WHEREAS, the City Council has investigated and determined that the City has fully complied with Chapter 395, Tex. Loc. Government Code (“Code”), concerning the publication of notices, adoption, promulgation and methodology necessary to adopt Land Use Assumptions and a Capital Improvements Plan as required to establish impact fees; and

WHEREAS, the City Council has further investigated and determined that the City has reviewed the updated Capital Improvements Plan, and has determined that it is in compliance with the Code; and

WHEREAS, the City has, within sixty (60) days after the date it received the updated “Capital Improvements Plan and Impact Fee Update for Water and Streets 2019-2029” adopted an order setting a public hearing to discuss and review the proposed “Land Use Assumptions”, including the proposed “Future Land Use Map”, the proposed “Streets Capital Improvements Plan For 2019-2029” and the proposed “Water Capital Improvements Plan For 2019-2029”, each being a part of the proposed “Capital Improvements Plan and Impact Fee Update for Water and Streets 2019-2029” (hereinafter collectively referred to as the “Capital Improvements Plan”) and to determine whether to amend the same; and

WHEREAS, the City published the required notice of the hearing in one or more newspapers of general circulation in each county in which Kaufman lies before the thirtieth (30th) day before the date set for the hearing; and

WHEREAS, on or before the date of the first publication of the notice of the hearing, the updated Capital Improvements Plan was made available to the public; and

WHEREAS, the Capital Improvements Advisory Committee, created under § 395.058 of the Code, filed its written comments on the proposed amendments to the Capital Improvements Plan before the fifth (5th) business day before the date of the public hearing on the amendments; and

WHEREAS, on December 16, 2019, the City Council held a public hearing to discuss the amendments to the Capital Improvements Plan; and

WHEREAS, the City Council has further investigated and determined and hereby finds that it is in the best interests of the citizens of Kaufman to adopt such amendments to the Capital Improvements Plan to assure the provision of adequate water facilities to serve new development by requiring each such development to pay its share of the costs of such improvements necessitated by and attributable to such new development.

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 findings incorporated into this Ordinance and made a part hereof for all purposes.

SECTION 2. Purpose. This Ordinance is adopted pursuant to the provisions of Chapter 395 of the Texas Local Government Code, as amended, as well as under the authority of Article XI, Section 5 of the Texas Constitution. This Ordinance implements a policy of the City to impose fees on each new development project, as further defined by Ordinance and state law, in order to pay the costs of constructing capital improvements and facility expansions necessary to serve new development in accordance with the Land Use Assumptions, Future Land Use Map, Streets Capital Improvements Plan For 2019-2029 and the Water Capital Improvements Plan For 2019-2029, each being a part of the Capital Improvements Plan and Impact Fee Update for Water and Streets 2019-2029 .

SECTION 3. Amendments.

3.01. Chapter 80, “Roadway Facilities Impact Fee” of the Code of Ordinances of the City of Kaufman, Texas is hereby amended to adopt a new Section 80.0 entitled, “Adoption of Land Use Assumptions and Roadway Capital Improvements Plan” and shall be and read in its entirety as follows:

“80.0. Adoption of Land Use Assumptions and Roadway Capital Improvements Plan The “Land Use Assumptions” which includes the “Future Land Use Plan” and the “Streets Capital Improvements Plan for 2019-2029”, each being set forth in the “Capital Improvements Plan and Impact Fee Update for Water and Streets 2019-2029” for the City of

Kaufman adopted and incorporated herein by reference as **Exhibit “A”**, are adopted as updated and set forth in **Exhibit “A”**. A copy of **Exhibit “A”** shall be available for public inspection and on file in the office of the City Secretary of the City of Kaufman, Texas. The “Future Land Use Plan”, “Land Use Assumptions” and the “Streets Capital Improvements Plan for 2019-2029”, each being set forth in the “Capital Improvements Plan and Impact Fee Update for Water and Streets 2019-2029” for the City of Kaufman shall be reviewed and updated at least every 5 years in accordance with state law.”

3.02. Article II, “Water”, Division 1, “Generally” of the Code of Ordinances of the City of Kaufman, Texas is hereby amended to adopt a new Section 106.40 entitled, “Adoption of Land Use Assumptions and Water Capital Improvements Plan” and shall be and read in its entirety as follows:

“106.40. Adoption of Land Use Assumptions and Water Capital Improvements Plan. The “Land Use Assumptions” which includes the “Future Land Use Plan” and the “Water Capital Improvements Plan for 2019-2029”, each being set forth in the “Capital Improvements Plan and Impact Fee Update for Water and Streets 2019-2029” for the City of Kaufman adopted and incorporated herein by reference as **Exhibit “A”**, are adopted as updated and set forth in **Exhibit “A”**. A copy of **Exhibit “A”** shall be available for public inspection and on file in the office of the City Secretary of the City of Kaufman, Texas. The “Future Land Use Plan”, “Land Use Assumptions” and the “Water Capital Improvements Plan for 2019-2029”, each being set forth in the “Capital Improvements Plan and Impact Fee Update for Water and Streets 2019-2029” for the City of Kaufman shall be reviewed and updated at least every 5 years in accordance with state law.”

SECTION 4. Cumulative Repealer. All provisions of the ordinances of the City of Kaufman, codified or uncoded, in conflict with the provisions of this ordinance are hereby repealed, and all other provisions of the ordinances of the City of Kaufman, codified or uncoded, not in conflict with the provisions of this ordinance, shall remain in full force and effect.

SECTION 5. Severability. Should any section of this ordinance or the Code of Ordinances, as amended hereby, be adjudged or held to be unconstitutional, illegal, or invalid, such holding shall not affect the validity of this ordinance or the Code of Ordinances, as amended hereby, other than the part decided to be unconstitutional, illegal, or invalid.

SECTION 6. Publication and Effective Date. This ordinance shall take effect passage and publication as required by law.

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**PATRICIA A. ADAMS
CITY ATTORNEY**

EXHIBIT "A"
CAPITAL IMPROVEMENTS PLAN AND IMPACT FEE UPDATE FOR
WATER AND STREETS 2019-2029



Meeting
Date: 12/16/2019

Date: 12/9/2019

Item #: 13.

Dept.: Development
Services

Ordinance

SUBJECT:

Hold a Public Hearing and consider and take appropriate action on Ordinance O-33A-19, an ordinance of the City Council of the City of Kaufman, amending Ordinance O-29-14, and Chapter 106 Utilities, Article II "Water" of the Code of Ordinances, adopting amendments to the Water Facilities Impact Fees to be assessed by the City of Kaufman, Texas; providing for calculation of maximum impact fees and use of proceeds from impact fees; regulating the assessment and collection of impact fees; providing a water facilities impact fee schedule; imposing an impact fee and providing for exceptions; providing for credits; regulating accounting for fees and interest; providing for refunds; incorporating the water facilities land use assumptions and service area, the Water Capital Improvements Plan; adopting various other provisions relative to water impact fees providing an effective date of January 1, 2020 for the assessment of the amended impact fees.

BACKGROUND:

The Capital Improvements Plan Advisory Committee (CIPAC) met on September 24, 2019 to review how impact fees are determined. CIPAC, on October 1, 2019, met to review and approve the updated Capital Improvements Plan with the associated cost estimates and the updated Land Use Assumptions. Teague, Nall and Perkins (TNP) reported the maximum water impact fee cost per service unit was \$3,666. City Council, on October 28, 2019, approved Resolution R-24-19 setting a public hearing on December 16, 2019 to consider the updates to the Capital Improvements Plan and Land Use Assumptions and proposed water facility impact fees. CIPAC, on November 5, 2019, recommended approval by a vote of 6-0 for amendments to the water facilities impact fees, as recommended by staff. Staff recommended the water impact fees starting on January 1, 2020 to be 30% of the maximum cost per service unit and to increase by 2% each successive year, until December 31, 2024.

Two CIPAC members submitted written comments for Council consideration:

Wade Hebb, on December 2, 2019 commented: "From the stand point of a builder, a 2% increase is very reasonable and should not be detrimental to any developers."

Curtis Snow, on December 4, 2019 commented "Why isn't there an impact fee for the sewer treatment plant? The cost for requiring the City to expand its capacity at the treatment plant falls directly on the new homes and business that come to the City. The City Council needs to find alternate ways to finance plant expansions, rather than just the utility rates."

Please see attached memo to the Capital Improvements Plan Advisory Committee dated October 29, 2019, and the TNP Capital Improvements Plan and Impact Fee Update for Water and Streets 2019-2029 Final Report. The last attachment illustrates the progression of the fees adopted from 2014 to the end of 2024.

Author:

Reviewed:

Marcy Ratcliff, Development Services Director Mike Slye, City Manager
Cost: N/A **Funds Available:** N/A **Source:** N/A
Recommendation: Staff recommends approval of Ordinance O-33A-19.

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



October 29, 2019

Meeting Date: Tuesday, November 5

To: Capital Improvement Plan Advisory Committee (CIPAC)

City Council at the October 28, 2019 meeting set the public hearing date to December 16, 2019 where they will consider the committee's final recommendations regarding the capital improvements plan, the cost estimates, the land use assumptions and the amendments to the impact fee schedule along with input from the public.

Staff emailed you a memo and a current and proposed impact fee spreadsheet on October 15 (which are included in the packet of information). The memo summarized the cost differences between the current allowable cost per service unit versus the proposed cost per service unit as shown in the table below.

	Proposed CIP 2019-2029	Current CIP 2014-2018	Differences
	Allowable 50% Credit	Allowable 50% Credit	
Water CIP Cost per Service Unit	\$3,666	\$3,716	\$50 less
Street CIP Cost per Service Unit	\$3,686	\$5,029	\$1,343 less

The spreadsheet noted staff's recommendation that the 2020 fees be very close to 2019 water and street fees and proposed a 2% increase each successive year, until December 31, 2024. Included in the table were also 1% increment increases for your information. Included for your information are the water and street impact fees at 1% incremental increases. Based on the spreadsheet information with staff's recommendation Teague, Nall and Perkins updated the Capital Improvements Plan and Impact Fee Update for Water and Streets 2019 – 2029 booklet date stamped November 5, 2019 for your final review and comments (included in the packet).

The table below shows the total impact fees for a new residence would increase by on \$63.53 in 2020.

New Residence	Current 2019	Proposed 2020	Difference
Water Impact Fee	\$1,040.48	\$1,099.80	\$59.32
Street Impact Fee	\$1,156.72	\$1,160.93	\$4.21
Total	\$2,197.20	\$2,260.73	\$63.53

The table below shows the total impact fees for a new commercial building would decrease by \$519.89 in 2020.

New Commercial Building	Current 2019	Proposed 2020	Difference
Water Impact Fee 2" for building	\$5,545.76	\$5,861.93	\$316.17
Water Impact Fee 1" for irrigation	\$1,737.60	\$1,836.67	\$99.07
Street Impact Fee	\$3,303.07	\$2,367.94	-\$935.13
Total	\$10,586.43	\$10,066.54	-\$519.89

If you have any final comments, questions or concerns you want City Council to be aware of at the public hearing on December 16, 2019 regarding the capital improvements plan, the land use assumptions, and/or the CIPAC's recommendation on the impact fees, please email them to me by noon on December 5, 2019. Your written comments are required to be available to the public seven business days prior to the public hearing and at the public hearing. You are welcome to attend the December 16th City Council public hearing.

RECOMMENDATIONS:

Staff recommends the **water impact fees** begin on January 1, 2020 at 30% of the \$3,666 cost per service unit figure and increase 2% each successive year, until December 31, 2024.

Staff recommends the **street impact fees** begin on January 1, 2020 at 35% of the \$3,686 cost per service unit figure and increase 2% each successive year, until December 31, 2024.

ATTACHMENTS:

1. Water Street Impact Fee Combo Recommendation 10-15-19
2. Staff memo to the Capital Improvement Plan Advisory Committee
3. Capital Improvements Plan and Impact Fee Update for Water and Streets 2019 – 2029 booklet date stamped November 5, 2019

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



**engineers
surveyors
landscape architects**

Capital Improvements Plan and Impact Fee Update for Water and Streets 2019-2029



**5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137 | 817.336.5773 phone**

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TNP Firm Registrations

**Texas Board of Professional Engineers, Firm No. F-230 | Georgia Board of Professional Engineers, Firm No. PEF007431
Texas Board of Professional Land Surveying, Firm No. 10011600 | 10194381 | 10011601**

Capital Improvements Plan and Impact Fee Update for Water and Streets 2019-2029



This document is for interim review and is not intended for construction, bidding or permit purposes.

CHRIS A. EDWARDS, P.E. Date: DEC 2019

Tx. Reg. # 118947

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**TNP Firm Registrations
Texas Board of Professional Engineers, Firm No. F-230
Georgia Board of Professional Engineers, Firm No.
PEF007431
Texas Board of Professional Land Surveying, Firm No.
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Appendix B – Water Impact Fee Ordinance O-32-19
Appendix C – Street Impact Fee Ordinance O-33-19

Executive Summary

The City of Kaufman currently assesses water and street impact fees. The intent of the Impact Fee Program is to ease the financial burden borne by the City's existing rate payers for the construction of new water and street infrastructure required to support future development. Under the Impact Fee Program, a portion of the costs associated with new water and street infrastructure is paid for by new developments within the City's established service areas. In accordance with Local Government Code Chapter 395, the City must update the Impact Fee Program at least every five (5) years.

Capital Improvements Advisory Committee

For this Impact Fee Program update, the City Council appointed a Capital Improvements Advisory Committee (CIAC) to consider recommendations for updating water and street impact fees. The CIAC made recommendations to the City Council regarding land use assumptions, service area, Water Capital Improvements Plan (CIP), Street Capital Improvements Plan, and assessment rates for setting water and street impact fees. The following individuals graciously donated their time and energies to the Impact Fee Program update:

Planning and Zoning Commission Members

Colten Brantley
Burton Brown
Patrick Cardoza
Richard Dunn
Gail Godwin-Mason
Gladis Saldana
Curtis Snow

Community Representatives

Ray Raymond
Wade Hebb

Land Use Assumptions

The land use assumptions used in the development of the impact fee update are based on the Future Land Use Plan prepared by Tim F. Glendening & Associates, Inc., dated September 2013. Review of this Future Land Use Plan was performed by City staff and the CIAC to verify its relevance for the 2019 Impact Fee Program update. The Future Land Use Plan is included in this program update as **Appendix A**. The Future Thoroughfare Plan, prepared in conjunction with the Future Land Use Plan, is the basis for the CIP for Streets. Estimated existing land use allocations were calculated using the land use information provided in the 2014 update as a starting point and adjusting for the City of Kaufman's population growth between 2014 and 2019. The CIAC approved these land use assumptions for the purposes of identifying water and street impact fee capital improvements projects and forwarded the land use assumption recommendations to the City Council for review and approval.

Water Capital Improvements Plan

As part of this update to the Impact Fee Program, the Water Capital Improvements Plan has been updated. The plan identifies improvements that are anticipated to achieve full buildout of the City's water service area. A percentage of these improvements required to meet the projected demands of new development between 2019 and 2029 were used to calculate the water impact fees. The Water System Capital Improvements Plan for years 2019-2029 identified \$7.4 million in water capital improvements projects eligible for funding with impact fees.

Street Capital Improvements Plan

As part of this update to the Impact Fee Program, the Streets Capital Improvements Plan has been updated. The plan identifies improvements that are anticipated to achieve full buildout of the City's street service area. A percentage of these improvements required to meet the projected demands of new development between 2019 and 2029 were used to calculate the street impact fees. The Street System Capital Improvements Plan for years 2019-2029 identified \$9.6 million in street capital improvements projects eligible for funding with impact fees.



City of Kaufman's Maximum Water and Street Impact Fees

Based on the results of the land use assumptions and the water and street capital improvements plans, the maximum and allowable water and street impact fees that can be assessed for a standard service unit are:

Water CIP Cost per Service Unit:	\$ 7,331
Street CIP Cost per Service Unit:	\$ 7,371

Chapter 395 of the Local Government Code requires that cities provide a 50% credit to impact fees to account for the tax revenues and utility bill revenues generated by new developments. Applying a 50% credit to the Maximum Water Impact Fee and the Maximum Street Impact Fee yields the following allowable water and street impact fees.

Allowable Water Impact Fee per Service Unit after 50% Credit:	\$ 3,666
Allowable Street Impact Fee per Service Unit after 50% Credit:	\$ 3,686

The water impact fees are based on setting a 3/4" water meter as the standard service unit for single family residential properties. American Water Works Association's (AWWA) meter equivalency data is utilized to compare the demand that larger water meters place on the system to the demand that a standard 3/4" meter places on the system.

The street impact fees are based on peak hour trips as the standard service unit. Peak hour trip generation rates for the various land use types were adapted from the *Institute of Transportation Engineers Manual*.

City of Kaufman's Assessed Water and Street Impact Fees

On December 16, 2019 the Kaufman City Council adopted an assessment rate of 30% of the maximum water and 35% of the maximum street impact fees that could be assessed. The resulting water impact fee assessment for the City of Kaufman will be \$1,099.80 per service unit, which is a 3/4" single family residential meter. The amount represents an increase of \$59.32 to the current standard water impact fee, or 5.70%. The resulting street impact fee assessment for the City of Kaufman will be \$1,289.93 per service unit, which is single peak hour trip generation. The amount represents an increase of \$4.69 to the current standard street impact fee, or 0.36%. Street impact fees are assessed at the rate for the various land use types, as shown below.

2019 Assessed Water Impact Fee per Service Unit (3/4" meter):	\$ 1,040.48
2020 Assessed Water Impact Fee per Service Unit (3/4" meter):	\$ 1,099.80
2019 Assessed Street Impact Fee - Residential (per dwelling unit):	\$ 1,156.72
2019 Assessed Street Impact Fee - Pub./Semi Pub. (per 1,000 SF):	\$ 449.83
2019 Assessed Street Impact Fee - General Office (per 1,000 SF):	\$ 1,927.86
2019 Assessed Street Impact Fee - Retail/Comm. (per 1,000 SF):	\$ 3,303.07
2019 Assessed Street Impact Fee - Industrial (per 1,000 SF):	\$ 784.00
2020 Assessed Street Impact Fee - Residential (per dwelling unit):	\$ 1,160.93
2020 Assessed Street Impact Fee - Pub./Semi Pub. (per 1,000 SF):	\$ 451.48
2020 Assessed Street Impact Fee - General Office (per 1,000 SF):	\$ 1,934.89
2020 Assessed Street Impact Fee - Retail/Comm. (per 1,000 SF):	\$ 3,315.11
2020 Assessed Street Impact Fee - Industrial (per 1,000 SF):	\$ 786.86

Introduction

The City of Kaufman is currently assessing impact fees for water and street infrastructure. The impact fees are used to fund or recover the capital costs associated with improving the water and street infrastructure necessary to support new development within the City's service areas. The City of Kaufman water system service area includes the area within the current city limits as well as within the City's 1-mile extraterritorial jurisdiction (ETJ). The City's street impact fee service area is based only on the area within the city limits. This Impact Fee Update covers the 2019-2029 period. Only projects that are identified as fully or partially funded by the City and attributable to future growth are considered impact fee eligible and included in this analysis.

A Capital Improvements Plan (CIP) is developed to determine the infrastructure projects available for impact fees in the 10-year period. City staff has developed Capital Improvement Plans to accommodate growth of the City's water system within the current ETJ, and expansion of the City's street network within the city limits.

Local Government Code, Chapter 395

This impact fee program update adheres to the Texas Local Government Code, Chapter 395 on *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments*. According to this state legislation, an impact fee is "a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development."

The law also states that impact fees may be used to pay for construction contract price, surveying and engineering fees, land acquisition costs, and consultants preparing or updating the capital improvements plan. Impact fees are not to pay for maintenance, operations or repair to existing or new infrastructure.

The basis for calculating impact fees on new development is the number of *service units* the development generates. Chapter 395 defines *service units* as a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years. The service units to be used for determining impact fees for the water and street infrastructure are defined in the applicable sections of this report.

Population Projections

Based on Census data, the current population of the City of Kaufman is lower than the population projected in the previous Impact Fee Update. The estimated population for 2019 is 7,509. This assumes the yearly growth rate of 1.64% between the last study's estimate of population for 2014 (6,997) and the Census Bureau's estimated population for 2018 (7,467) continued through 2019. The previous study estimated the 2019 population as 7,891, a difference of 382 people.

Using the projected growth rate from the North Central Texas Council of Government's (NCTCOG's) 2016 *Region C Water Plan*, the population projections for the City of Kaufman are provided in **Table 1** below. The projected growth rate for 2019 to 2029 is 2.26% per year.

Table 1: City of Kaufman Population Projections

Year	Population	
2018	7,467	*
2019	7,590	**
2020	7,762	
2021	7,937	
2022	8,116	
2023	8,300	
2024	8,487	
2025	8,679	
2026	8,875	
2027	9,076	
2028	9,281	
2029	9,491	

(Source: Census Bureau Estimate (*), growth rate from 2014 study to 2018 Census Estimate (**), and NCTCOG growth projections for years 2020-2030)

Existing Water System

The City of Kaufman's existing water supply and distribution system consists of a 1 million gallon (MG) capacity ground storage tank; two 0.25 MG capacity elevated storage tanks; a high service pump station consisting of one 1,000-gpm, one 1,100-gpm, and two 1,250-gpm pumps; and the associated pipelines, valves, and other appurtenances necessary to provide service to its customers. The current water distribution system operates as a single pressure plane. Surface water purchased from the North Texas Municipal Water District (NTMWD) supplies the system. The City receives its water via a 20-inch NTMWD pipeline with a maximum capacity of 7 million gallons per day (MGD). The City currently purchases as much as 3 MGD from the NTMWD.

The current system has the capacity to support usage of up to 4 MGD. The system's service area consists of approximately 3,041 service connections. Based on the City's current estimated population of 7,590, there are approximately 2.50 persons per connection.

Texas Commission on Environmental Quality (TCEQ) System Requirements

Per Chapter 290 of the *Texas Administrative Code on Environmental Quality*, a community water system such as the City of Kaufman's must provide a minimum water supply capacity to its customers. Systems utilizing surface water supplies must meet the capacity criteria listed in Section 290.45 (2) of the aforementioned code. The basis of the criteria is the number of service connections to the system, regardless of meter size. **Table 2** below lists the TCEQ minimum capacities based on the City of Kaufman's 3,041 connections, as well as the capacity provided by the existing system.

Table 2: TCEQ Minimum System Requirements

	TCEQ Criteria	TCEQ Minimum Capacities	City of Kaufman Existing Capacity
Total Storage (Ground + Elevated)	200 gallons per connection	608,000 gallons	1,500,000 gallons
Elevated Storage	100 gallons per connection for systems with more than 2,500 connections	304,000 gallons	500,000 gallons
Service Pump	Two or more pumps with 2.0 gpm per connection OR with 1,000 gpm to meet peak hourly demands with the largest pump out of service (whichever is less)	6,100 gpm (2.0 gpm per connection) OR 2,575 gpm (peak hourly demand) Therefore 2,575 gpm governs (2575 < 6100)	3,350 gpm firm capacity

290.45 (2)(E) a total storage capacity of 200 gallons per connection; (F) a service pump capacity that provides each pump station or pressure plane with two or more pumps that have a total capacity of 2.0 gpm per connection or that have a total capacity of at least 1,000 gpm and the ability to meet peak hourly demands with the largest pump out of service, whichever is less. (G) An elevated storage capacity of 100 gallons per connection is required for systems with more than 2,500 connections.

Table 2 demonstrates that the existing water system meets the minimum capacity criteria established by TCEQ. To meet the needs of future development, however, the water system will be required to meet the needs of additional connections through additional storage facilities and pumping capacity, and the extension of the existing distribution network into the areas of development.

Proposed Water Distribution System

The City of Kaufman's current population of 7,590 utilizes 3,041 meters, according to data provided by City staff. Based on meter data from September 2018 through August 2019, the average daily usage per connection is 271 gallons per day (gpd). This report assumes the average consumption rate will remain unchanged for the duration of the 2019-2029 impact fee period. Based on the population projections, the City's population will increase by 1,901 residents between 2019 and 2029. The resulting population of 9,491, at a density of 2.50 people per meter, will result in approximately 3,796 meter connections, an increase of 755 meters during the impact fee period. At the current average consumption rate of 271 gpd per connection, the 2029 population will place an approximately 1.03 MGD demand on the water system. **Table 3** below compares TCEQ minimum capacity requirements for the projected 2029 system to the current provided capacities.

Table 3: TCEQ Minimum System Requirements for 2029

	TCEQ Criteria	TCEQ Minimum Capacities	City of Kaufman Existing Capacity
Total Storage (Ground + Elevated)	200 gallons per connection	759,000 gallons	1,500,000 gallons
Elevated Storage	100 gallons per connection for systems with more than 2,500 connections	380,000 gallons	500,000 gallons
Service Pump	Two or more pumps with 2.0 gpm per connection OR with 1,000 gpm to meet peak hourly demands with the largest pump out of service (whichever is less)	7,600 gpm (2.0 gpm per connection) OR 3,215 gpm (peak hourly demand) Therefore 3,215 gpm governs (3215 < 7600)	3,350 gpm firm capacity

290.45 (2)(E) a total storage capacity of 200 gallons per connection; (F) a service pump capacity that provides each pump station or pressure plane with two or more pumps that have a total capacity of 2.0 gpm per connection or that have a total capacity of at least 1,000 gpm and the ability to meet peak hourly demands with the largest pump out of service, whichever is less. (G) An elevated storage capacity of 100 gallons per connection is required for systems with more than 2,500 connections.

TCEQ also requires that a water system maintain minimum pressures throughout the system due to maximum daily demand and fire events. Section 290.45 indicates that the minimum system pressure during a maximum day demand is to be 35 psi throughout the system. For a fire event, the residual pressure is to be no less than 20 psi throughout the system. In the 2009-2019 *Impact Fee Update* by Jacobs Engineering Group, Inc., a computer model created by others was cited as indicating that an increase in development would drop pressures below 35 psi for peak days and 20 psi during a fire event in the south west side of the City if no improvements were made to the existing system.

Water Impact Fee Service Unit

The service unit for the water impact fee is based on the water usage of the single-family residence, served in the City of Kaufman by $\frac{3}{4}$ " meters. Larger meters are converted to Living Unit Equivalents (LUEs) based on the relative flow rates of the larger meter to a $\frac{3}{4}$ " meter. For each meter larger than $\frac{3}{4}$ ", an LUE multiplier is applied to calculate the equivalent number of $\frac{3}{4}$ " meters. The number of projected service units is determined by calculating the total number of LUEs in the City. **Table 4** below shows the conversion factors used for each meter size.

Table 4: Meter Conversion Table

Meter Size (in)	Max. Capacity (gpm)	LUE Multiplier
3/4	30	1.00
1	50	1.67
1-1/2	100	3.33
2	160	5.33
3	350	11.67
4	630	21.00
6	1,400	46.67
8	2,400	80.00
10	3,800	126.67

(Source: Meter Capacities from AWWA C700 for Displacement-Type Meters 3/4"-2",
AWWA C701 for Class II Turbine Meters 3"-10")

Based on the current meter distribution provided by City staff, the existing 3,041 meters are equivalent to 4,308 LUEs. Assuming the same ratio of meter sizes in 2029 as the current distribution, the future increase of 755 meters is equivalent to the addition of 1,010 3/4" residential meters. **Table 5** below outlines the current and 2029 breakdown of meters by size, and their associated LUEs.

Table 5: Living Unit Equivalents

Meter Size (in)	2019		2029	
	# of Meters	Living Unit Equivalent	# of Meters	Living Unit Equivalent
3/4	2,712	2,712	3,385	3,385
1	169	282	211	352
1-1/2	7	23	9	30
2	136	725	170	906
3	4	47	5	58
4	6	126	7	147
6	5	233	6	280
8	2	160	2	160
Total	3,041	4,308	3,796	5,318
2019-2029 Growth in LUEs				1,010

Water Capital Improvements Plan for 2019-2029

Due to the unpredictability of development, it is difficult to determine which future water lines identified in the CIP will be necessary in the next 10 years to support development. Therefore, in order to establish the capital cost eligible for impact fees, a percentage of the total cost of the CIP program was calculated to establish the 10-year total cost. This percentage is based on the projected increase in LUEs over the next 10 years compared to the estimated increase in LUEs to achieve full buildout of the service area.

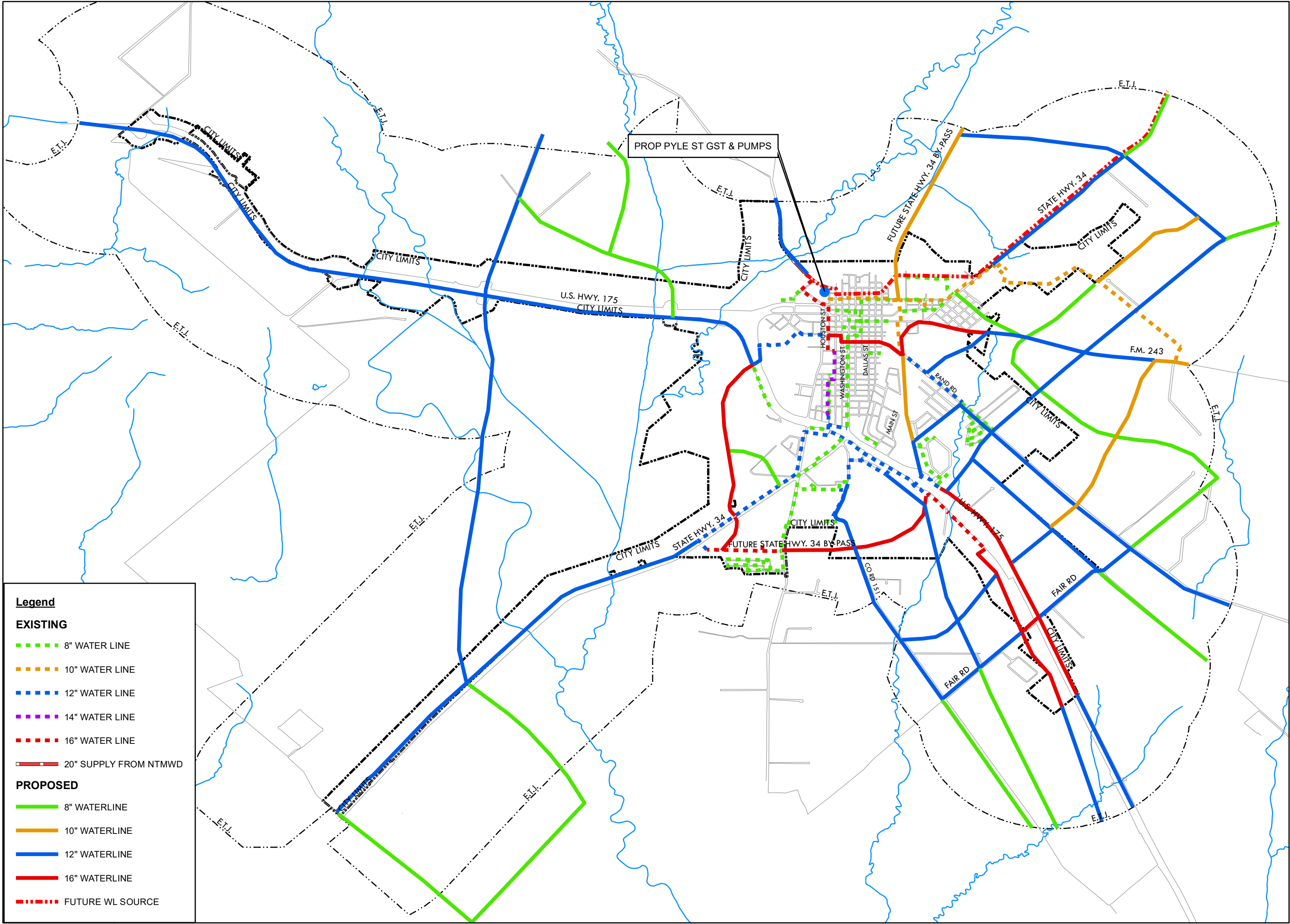
The 2014 study update established a full buildout population for the current 40.1 square mile ETJ area of approximately 30,100 people. Based upon the same assumptions used to project the 2029 LUEs, full buildout growth within the ETJ would equate to approximately 17,079 LUEs, or an increase of approximately 12,771 from the current 2019 estimate. The proposed 1,010 increase in LUEs over the next 10 years represents 7.9% of the full buildout increase. **Table 6** below outlines the current and ultimate buildout breakdown of meters by size, and their associated LUEs.

Table 6: Ultimate Buildout Living Unit Equivalents

Meter Size (in)	2019		Ultimate Buildout	
	# of Meters	Living Unit Equivalent	# of Meters	Living Unit Equivalent
3/4	2,712	2,712	10,737	10,737
1	169	282	669	1,117
1-1/2	7	23	28	93
2	136	725	538	2,868
3	4	47	16	187
4	6	126	24	504
6	5	233	20	933
8	2	160	8	640
Total	3,041	4,308	12,040	17,079
2019-Ultimate Buildout Growth in LUEs				12,771

The proposed water lines generally follow future streets as identified on the Thoroughfare Plan. The 500,000 gallon elevated water storage tank has been previously identified as a capital improvement on past CIP programs. The 2014 study update added the additional ground storage and pump station improvements associated with the addition of a secondary source of water from Terrell. **Figure 1** provides a conceptual layout of the proposed CIP water lines. **Table 7** identifies the costs associated with the proposed water facilities.

The total cost of the proposed water facilities necessary to support full buildout of the system is approximately \$93.7 million (2019 dollars). \$7.4 million (7.9%) of the total cost is attributable to projected growth during the 2019-2029 impact fee period.



0 2,000 4,000

1 inch = 4,000 feet

Kaufman, Texas

Capital Improvement Plan

Figure 1

Water

2019-2029



KAU 19294

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Table 7: Impact Fee Capital Improvements Plan - Water Facilities

IMPACT FEE CAPITAL IMPROVEMENTS PLAN - WATER FACILITIES

Line Label	Size (in)	Length (lf)	Street Location	From	To	Eligible Total Cost	10-Year Cost
W1	12	19,000	US HWY 175	ETJ	W3-12"/W4-12"/W2-12"	\$5,225,000	\$412,800
W2	12	6,600	TBD	W1-12"/W3-12"/24-12"	ETJ	\$1,815,000	\$143,400
W3	12	7,800	TBD	ETJ	US HWY 175	\$2,145,000	\$169,500
W4	12	7,400	US HWY 175	W1-12"/W2-12"/W3-12"	TBD/W5-8"	\$2,035,000	\$160,800
W5	8	1,700	City Limit	W1-12"/W3-12"/W4-12"	US HWY 175	\$336,600	\$26,600
W6	12	4,300	US HWY 175	W5-8"/W4-12"	W7-12"/W4-16"	\$1,182,500	\$93,400
W7	12	250	TBD	W Fair St.	W6-12"/W4-16"	\$68,750	\$5,400
W8	12	3,600	Pyle St/FM 987	ETJ	Gorman St.	\$990,000	\$78,200
W9	10	7,300	Future State Highway 34 By-Pass	ETJ	TBD/W5-8"	\$1,730,100	\$136,700
W10	10	1,100	Future State Highway 34 By-Pass	TBD	First North St.	\$260,700	\$20,600
W11	12	6,500	TBD	Future State Highway 34 By-Pass	SH 34	\$1,787,500	\$141,200
W12	8	3,400	SH 34	FM 143	ETJ	\$673,200	\$53,200
W13	12	7,200	SH 34	Murrah Ln.	ETJ	\$1,980,000	\$156,400
W14	12	5,600	County Road 143	SH 34	FM 2727	\$1,540,000	\$121,700
W15	8	2,200	FM 2727	County Road 145	ETJ	\$435,600	\$34,400
W16	12	4,800	FM 2728	County Road 145	Ex. 10" Waterline	\$1,320,000	\$104,300
W17	10	5,000	TBD	County Road 143	Ex. 10" Waterline	\$1,185,000	\$93,600
W18	8	3,600	TBD	City Limit	FM 243	\$712,800	\$56,300
W19	12	2,700	FM 2727	FM 243	Ex. 10" Waterline	\$742,500	\$58,700
W20	12	2,700	FM 243	FM 2727	W21-10"/W23-10"	\$742,500	\$58,700
W21	10	800	FM 243	W20-12"/W23-10"	Crowell Rd.	\$189,600	\$15,000
W22	10	500	FM 243	Crowell Rd.	ETJ	\$118,500	\$9,400
W23	10	3,800	TBD	W29-8"/W30-8"	FM 243	\$900,600	\$71,100
W24	12	2,500	FM 2727	FM 243	W28-8"/W29-8"	\$687,500	\$54,300
W25	12	2,400	FM 243	W18-8"/W26-8"/W27-12"/W28-8"	FM 2727	\$660,000	\$52,100
W26	8	2,000	Ola St.	SH 34	W18-8"/W25-8"/W27-12"/W28-8"	\$396,000	\$31,300
W27	12	1,500	FM 243	City Limit	W18-8"/W25-8"/W26-12"/W28-8"	\$412,500	\$32,600
W28	8	3,000	TBD	FM 243	FM 2727	\$594,000	\$46,900
W29	8	3,700	TBD	FM 2727	W23-10"/W30-8"/W32-10"	\$732,600	\$57,900
W30	8	4,000	TBD	W32-10"/W23-10"	EJT	\$792,000	\$62,600
W31	8	3,800	TBD	Rand Rd. FM 1836	EJT	\$752,400	\$59,400
W32	10	3,600	TBD	Rand Rd. FM 1836	W29-8"/W30-8"/W23-10"	\$853,200	\$67,400
W33	12	2,600	FM 2727	Still Meadow Dr.	W24-12"/W28-8"/W29-8"	\$715,000	\$56,500
W34	12	3,100	TBD	Rand Rd. FM 1836	FM 243	\$852,500	\$67,300
W35	16	4,600	FM 243	Rand Rd. FM 1836	City Limits	\$1,798,600	\$142,100
W36	16	2,300	FM 1836	Washington St./SH 34		\$899,300	\$71,000
W37	16	800	Jackson St./Grove St.	Houston St.	Washington St./SH 34	\$312,800	\$24,700
W38	10	4,000	TBD	Rand Rd. FM 1836	Elizabeth St.	\$948,000	\$74,900
W39	12	2,500	Elizabeth St.	W38-10"/W64-12"	Rand Rd./FM 1836	\$687,500	\$54,300

IMPACT FEE CAPITAL IMPROVEMENTS PLAN - WATER FACILITIES

Line Label	Size (in)	Length (lf)	Street Location	From	To	Eligible Total Cost	10-Year Cost
W40	12	1,500	TBD	Rand Rd. FM 1836	W41-12"/W43-12"	\$412,500	\$32,600
W41	12	1,800	TBD	US HWY 175	W40-12"/W43-12"	\$495,000	\$39,100
W42	12	4,700	Rand Rd. FM 1836	City Limit	W32-10"/W44-10"/W46-12"	\$1,292,500	\$102,100
W43	12	4,300	TBD	City Limit	W44-10"/W45-12"/W51-12"	\$1,182,500	\$93,400
W44	10	1,400	TBD	W42-12"/W32-10"/W46-12"	W43-12"/W45-12"/W51-12"	\$331,800	\$26,200
W45	12	2,700	TBD	W43-12"/W44-10"/W51-12"	W47-12"/W49-8"/W50-12"	\$742,500	\$58,700
W46	12	2,900	Rand Rd. FM 1836	W32-10"/W44-10"	W31-8"/W47-12"/W48-12"	\$797,500	\$63,000
W47	12	1,600	Fair Rd.	FM 161	Rand Rd. FM 1836	\$440,000	\$34,800
W48	12	4,700	Rand Rd. FM 1836	Fair Rd.	ETJ	\$1,292,500	\$102,100
W49	8	5,900	TBD	Fair Rd.	ETJ	\$1,168,200	\$92,300
W50	12	3,300	Fair Rd.	US HWY 175	W45-12"/W47-12"/W49-8"	\$907,500	\$71,700
W51	12	2,200	TBD	US HWY 175	City Limits	\$605,000	\$47,800
W52	16	4,000	US HWY 175	TBD/W41-12"	TBD/W51-12"	\$1,564,000	\$123,600
W53	16	2,700	US HWY 175	TBD/W51-12"	Fair Rd.	\$1,055,700	\$83,400
W54	16	6,500	US HWY 175	Fair Rd.	City Limits	\$2,541,500	\$200,800
W55	16	3,400	US HWY 175	Fair Rd.	City Limits	\$1,329,400	\$105,000
W56	16	1,000	Fair Rd.	City Limit	City Limits	\$391,000	\$30,900
W57	16	2,700	US HWY 175	W58-16"/W59-12"	Fair Rd.	\$1,055,700	\$83,400
W58	16	1,100	US HWY 175	W58-16"	W57-16"/W59-12"	\$430,100	\$34,000
W59	12	800	TBD	City Limit	US HWY 175	\$220,000	\$17,400
W60	12	1,800	TBD	Abandoned Rail Road	City Limits	\$495,000	\$39,100
W61	12	2,300	TBD	W60-12"/W62-12"/W67-12"	Fair Rd.	\$632,500	\$50,000
W62	12	5,500	TBD	City Limit	W60-12"/W61-12"/W67-12"	\$1,512,500	\$119,500
W64	12	1,600	Future State Highway 34 By-Pass	W38-10"/W64-12"	Fair St.	\$440,000	\$34,800
W65	12	3,300	County Road 151	Hampton Dr.	Future State Highway 34 By-Pass	\$907,500	\$71,700
W66	12	2,600	County Road 151	Future State Highway 34 By-Pass	ETJ	\$715,000	\$56,500
W67	12	2,500	TBD	ETJ	Abandoned Rail Road	\$687,500	\$54,300
W68	12	3,200	County Road 151	ETJ	Fair Rd.	\$880,000	\$69,500
W69	16	2,100	Future State Highway 34 By-Pass	County Road 151	W62-12"/W63-12"	\$821,100	\$64,900
W70	16	2,800	Future State Highway 34 By-Pass	FM 1388	County Road 151	\$1,094,800	\$86,500
W71	16	1,700	TBD	Future State Highway 34 By-Pass	Washington St./SH 34	\$664,700	\$52,500
W72	16	3,100	TBD	W73-8"/W74-16"	Washington St./SH 34	\$1,212,100	\$95,800
W73	8	2,900	TBD	W72-16"/W74-16"	Washington St./SH 34	\$574,200	\$45,400
W74	16	4,400	TBD	US HWY 175	W72-16"/W73-8"	\$1,720,400	\$135,900
W75	12	3,600	FM 1388	Washington St./SH 34	Future State Highway 34 By-Pass	\$990,000	\$78,200
W76	12	11,300	Washington St./SH 34	Future State Highway 34 By-Pass	W77-8"/W79-12"/W80-12"	\$3,107,500	\$245,500
W77	8	5,400	TBD	W77-8"/W79-12"/W80-12"	ETJ	\$1,069,200	\$84,500
W78	8	5,500	TBD	TBD/W79-12"	ETJ	\$1,089,000	\$86,000
W79	12	7,800	Washington St./SH 34	W80-12"/W77-8"/W76-12"	ETJ	\$2,145,000	\$169,500



IMPACT FEE CAPITAL IMPROVEMENTS PLAN - WATER FACILITIES

Line Label	Size (in)	Length (lf)	Street Location	From	To	Eligible Total Cost	10-Year Cost
W80	12	8,500	TBD	ETJ	Washington St./SH 34	\$2,337,500	\$184,700
W81	12	21,120	Terrell Water Line	Terrel	Pyle St. Pump Station	\$5,808,000	\$458,800
Total Length (FT)		316,470					

Facility Label			Description	Capacity		Eligible Total Cost	10-Year Cost
ET1			Southside Elevated Tank	500,000 gallons		\$1,942,000	\$153,400
GST1			Pyle St. Ground Storage Tank	4,000,000 gallons		\$3,942,000	\$311,400
HSP1			Pyle St. High Service Pumps	2 @ 2,500 gpm		\$464,000	\$36,700
Total Eligible Improvement Cost						\$93,716,750	
Total Eligible 10-Year Improvement Cost							\$7,404,100
Total City Cost Impact per Service Unit							\$7,331
Maximum Impact Fee (50%) per Service Unit							\$3,666

Water Impact Fee

Water Maximum Impact Fee per Service Unit Calculation

In accordance with Chapter 395 of the Texas Local Government code, the cost per service unit is calculated using the total capital improvement cost divided by “the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions.” The maximum impact fee per service unit is calculated as 50% of the cost per service unit.

The water impact fee cost per service unit is calculated by dividing the total eligible 10-year capital improvement cost by the 10-year increase in LUEs. As previously stated, the proposed 10-year eligible capital improvement cost for proposed water facilities is \$7.4 million. The cost per service unit over the 10-year period is:

$$\text{Cost per Service Unit} = \frac{\$7,404,100}{1,010 \text{ LUEs}} = \$7,331$$

Due to the requirement in Chapter 395.014(7)(B) only 50% of the cost per service unit can be assessed:

$$\text{Maximum Impact Fee per Service Unit} = \$7,331 \times 50\% = \$3,666$$

Assessed Water Impact Fee

On December 16, 2019, the City Council approved an assessment of 30% of the maximum assessable water impact fee per service unit for 2020, via the adoption of Ordinance No. O-32-19. The ordinance is included in this program update as **Appendix B**. The impact fee will increase by 2% of the maximum assessable fee each year between 2020 and 2024. The resulting water impact fees that will be assessed for the next 5 years by the City of Kaufman against new development in the City are shown below in **Table 8**.

Table 8: Water Impact Fee Rate Schedule

Meter Size (in)	Meter Equivalents	2020 Assessment Rate (30%)	2021 Assessment Rate (32%)	2022 Assessment Rate (34%)	2023 Assessment Rate (36%)	2024 Assessment Rate (38%)
3/4	1.00	\$1,099.80	\$1,173.12	\$1,246.44	\$1,319.76	\$1,393.08
1	1.67	\$1,836.67	\$1,959.11	\$2,081.55	\$2,204.00	\$2,326.44
1-1/2	3.33	\$3,662.33	\$3,906.49	\$4,150.65	\$4,394.80	\$4,638.96
2	5.33	\$5,861.93	\$6,252.73	\$6,643.53	\$7,034.32	\$7,425.12
3	11.67	\$12,834.67	\$13,690.31	\$14,545.95	\$15,401.60	\$16,257.24
4	21.00	\$23,095.80	\$24,635.52	\$26,175.24	\$27,714.96	\$29,254.68
6	46.67	\$51,327.67	\$54,749.51	\$58,171.35	\$61,593.20	\$65,015.04
8	80.00	\$87,984.00	\$93,849.60	\$99,715.20	\$105,580.80	\$111,446.40
10	126.67	\$139,311.67	\$148,599.11	\$157,886.55	\$167,174.00	\$176,461.44

Roadway Facilities

The City of Kaufman assesses impact fees for the widening and extension of existing roadways, and for the construction of new roadways, for the purposes of serving new development. The land use plan and thoroughfare plan are critical in evaluating the roadway facilities as they relate to population growth. The land use assumptions are based on the *Future Land Use Plan* prepared by Tim F. Glendening & Associates, Inc., dated September 2013. Review of this Future Land Use Plan was performed by City staff and the CIAC to verify its relevance for the 2019 Impact Fee Program update. The *Future Thoroughfare Plan*, prepared in conjunction with the *Future Land Use Plan*, is the basis for the CIP for Streets. Estimated existing land use allocations were calculated based on the land use information provided in the 2014 update adjusted for the City of Kaufman's population growth between 2014 and 2019. Future projected land use allocations for 2029 were also calculated.

Table 10 reflects the existing and projected 2029 land use allocations. **Table 11** reflects the existing and projected ultimate buildout land use allocations.

Street Impact Fee Service Unit

An increase in developed land generates an increased number of vehicle trips associated with the development. Each land use type has different traffic patterns and generates a varying number of vehicle trips. These vehicle trips form the basis of the service unit for the street impact fee. The peak hour trip rates from **Table 9** below are used to calculate the peak hour trips generated by the projected increase in developed land, by land use type, in **Table 10** and **Table 11**.

Table 9: Trip Generation Rates for Selected Land Uses

Land Use Type	Unit	Average Coverage/Acre	Peak Hour Trip Rate
Residential	Dwelling Unit	4 units	0.90
Public/Semi-Public	per 1,000 SF GFA	35%	0.35
General Office	per 1,000 SF GFA	25%	1.50
Commercial/Retail	per 1,000 SF GFA	25%	2.57
Industrial	per 1,000 SF GFA	35%	0.61

(Adapted from the Institute of Transportation Engineers Manual)

GFA - Gross Floor Area

Table 10: Land Use and Peak Hour Trips 2019-2029

Land Use Type	2019 Land Use - For 7,590 People				2029 Land Use - For 9,491 People			
	Total Gross Acres per Future Land Use	Percent of Gross	Estimated Developed Acres	Peak Hour Trip Generation	Projected Developed Acres	Percent of Developed	Equivalent Annual Growth Rate from 2019 to 2029	Peak Hour Trip Generation
Residential	2,431	50.1%	676	2,432	845	30.0%	2.26%	3,041
Commercial	1,053	21.7%	150	4,188	169	6.0%	1.20%	4,719
Industrial	77	1.6%	58	537	67	2.4%	1.56%	626
Parks	254	5.2%	254		254	9.0%	0.00%	
Public/Semi Public	447	9.2%	240	1,282	255	9.0%	0.58%	1,359
Streets/Alleys	589	12.1%	561		593	21.1%	0.56%	
Vacant Developed			835		634			
Total	4,850		2,773	8,439	2,817			9,746
Difference from 2019-2029								1,306

Table 11: Land Use and Peak Hour Trips in 2019-Ultimate Buildout

Land Use Type	2019 Land Use - For 7,590 People				Ultimate Buildout Land Use - For 22,380 People*			
	Total Gross Acres per Future Land Use	Percent of Gross	Estimated Developed Acres	Peak Hour Trip Generation	Projected Developed Acres	Percent of Developed	Equivalent Annual Growth Rate	Peak Hour Trip Generation
Residential	2,431	50.1%	676	2,432	1,992	41.1%	n/a	7,172
Commercial	1,053	21.7%	150	4,188	827	17.1%	n/a	23,144
Industrial	77	1.6%	58	537	72	1.5%	n/a	668
Parks	254	5.2%	254		254	5.2%	n/a	
Public/Semi Public	447	9.2%	240	1,282	426	8.8%	n/a	2,275
Streets/Alleys	589	12.1%	561		1,279	26.4%	n/a	
Vacant Developed			835					
Total	4,850		2,773	8,439	4,850			33,259
* Ultimate Buildout based on current city limits. Population projected from ultimate buildout residential acreage at current population density.								Difference from 2019 to Ultimate Buildout
								24,820

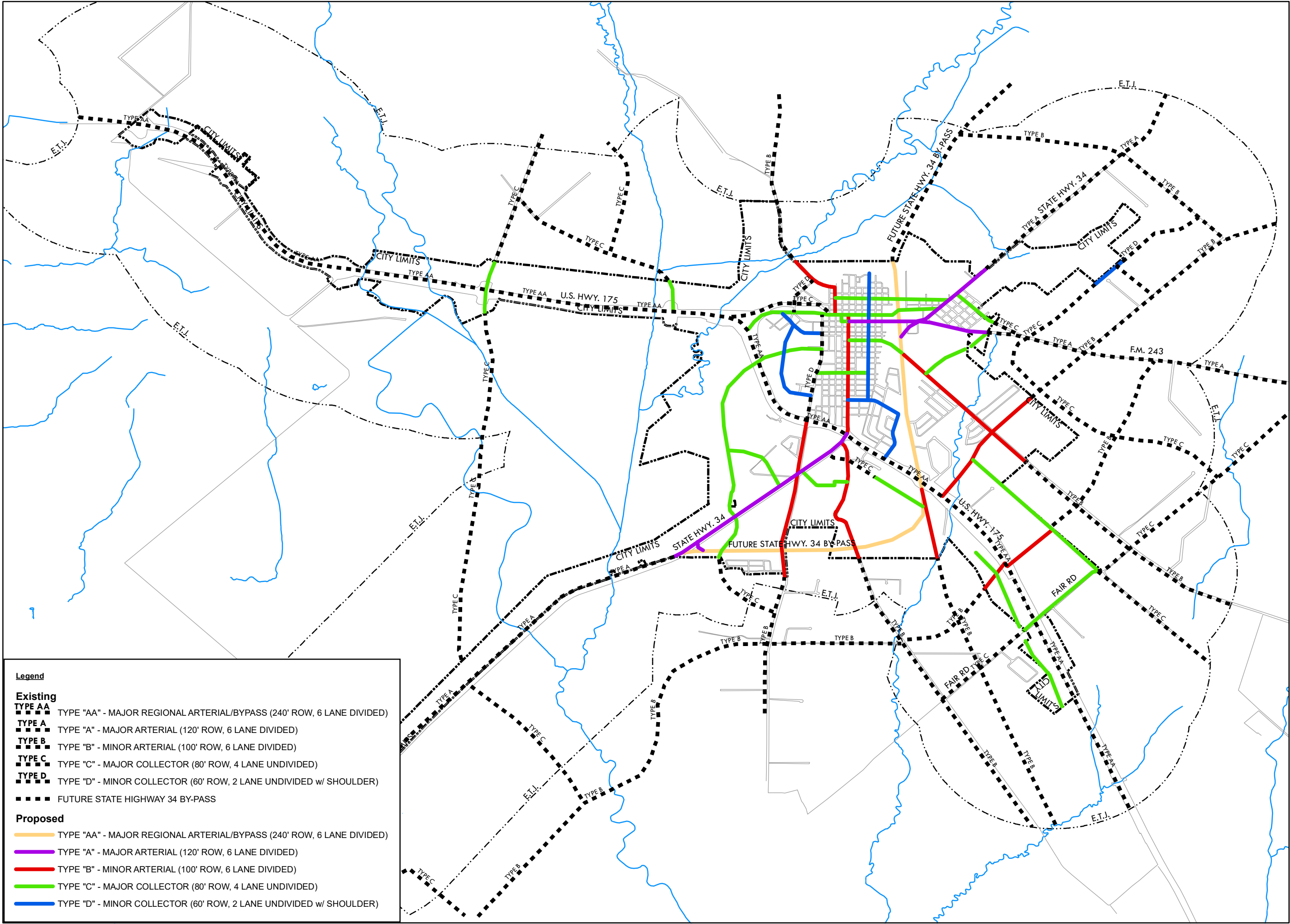
Streets Capital Improvements Plan for 2019-2029

The projected growth of 1,901 people and the development of 44 additional acres of land will require capacity improvements to and expansion of the City's existing roadway system. **Figure 2** shows the Capital Improvement Plan for Streets for the City of Kaufman. The roadway projects identified on the map were originally developed as part of the 2014 study update, in coordination with the update to the land use assumptions. City staff have identified projects which have been partially or fully completed since the 2014 update, and the roster of CIP street projects has been revised accordingly.

The unpredictability of development makes it difficult to determine which future streets identified in the CIP program will become necessary during the 10-year study window. In order to establish the capital costs eligible for impact fees, a percentage of the total cost of the CIP program was calculated to establish the 10-year cost. This percentage is based on the projected increase in peak hour trips over the next 10 years compared to the estimated increase in peak hour trips generated by full buildout of the service area, which consists of the current city limits. Based upon the same assumptions used to project the 2029 peak hour trips, full buildout growth within the city limits would equate to approximately 33,259 peak hour trips, or an increase of approximately 24,820 from the current 2019 estimate. The proposed 1,306 increase in peak hour trips over the next 10 years represents 5.3% of the full buildout increase.

Table 12 lists the streets and highways that will would be constructed to support the complete buildout of the existing city limits. State highways are assumed to receive 50% participation by the City unless otherwise noted. In addition, existing county roads turned over to the City will be included in the fee calculation. Projects with zero City participation, such as US 175, have been excluded from the CIP list.

The total cost of the proposed street facilities necessary to support full buildout of the system is approximately \$244.7 million (2019 dollars). Of the total cost, \$181.7 million is impact fee eligible based on the City of Kaufman's participation stake in the projects. \$9.6 million (5.3%) of the total eligible cost is attributable to projected growth during the 2019-2029 impact fee period.



0 2,000 4,000

1 inch = 4,000 feet

Kaufman, Texas

Capital Improvement Plan

Figure 2

Streets

2019-2029



Table 12: Impact Fee Capital Improvements Plan - Street Facilities

IMPACT FEE CAPITAL IMPROVEMENTS PLAN - STREET FACILITIES

Label	Type	Length (LF)	Street Name	From	To	Total Cost	% City	Eligible Total Cost	10-Year Cost
S3	C	1,100	TBD	US 175/S52	South to Corporate Limits	\$1,549,900	100%	\$1,549,900	\$82,100
S5	C	1,400	TBD	US 175	North to Corporate Limits	\$1,972,600	100%	\$1,972,600	\$104,500
S7	C	2,600	SH 243	US 175	N. Shannon St	\$3,663,400	50%	\$1,831,700	\$97,100
S8	D	1,800	N Shannon St	W. Grove St	W. Pyle St	\$1,533,600	100%	\$1,533,600	\$81,300
S9	B	1,100	W. Pyle St/FM 987	Corporate Limits	Shannon St	\$2,005,300	25%	\$501,325	\$26,600
S10	B	1,400	W. Pyle St/FM 987	Shannon St	First North St	\$2,552,200	25%	\$638,050	\$33,800
S11	B	800	Jefferson St	First North St	Grove St	\$1,458,400	100%	\$1,458,400	\$77,300
S12	C	1,300	First North St	Jefferson St	Dallas St	\$1,831,700	100%	\$1,831,700	\$97,100
S13	C	1,100	First North St	Dallas St	Future State Highway 34 Bypass	\$1,549,900	100%	\$1,549,900	\$82,100
S14	C	2,000	First North St	Future State Highway 34 Bypass	SH 34	\$2,818,000	100%	\$2,818,000	\$149,400
S15	A	400	SH 34	SH 34	Ola St	\$871,200	50%	\$435,600	\$23,100
S16	A	160	SH 34	Ola St	City Limit	\$348,480	50%	\$174,240	\$9,200
S17	C	1,900	Ola St	SH 34	City Limit	\$2,677,100	100%	\$2,677,100	\$141,900
S19	A	600	SH 34	First North St	Grove St	\$1,306,800	50%	\$653,400	\$34,600
S20	A	1,000	SH 34	Hillcrest St	Grove St	\$2,178,000	50%	\$1,089,000	\$57,700
S21	A	1,000	TBD	Future State Highway 34 Bypass	Hillcrest St	\$2,178,000	100%	\$2,178,000	\$115,400
S22	A	800	Mulberry St/ SH 34	Future State Highway 34 Bypass	Hillcrest St	\$1,742,400	50%	\$871,200	\$46,200
S23	A	1,200	Mulberry St/ SH 34	Dallas St	Future State Highway 34 Bypass	\$2,613,600	50%	\$1,306,800	\$69,300
S24	A	800	Mulberry St/ SH 34	Washington St	Dallas St	\$1,742,400	50%	\$871,200	\$46,200
S25	C	600	Jackson St/Mulberry St/ FM 243	Grove St	Washington St	\$845,400	50%	\$422,700	\$22,400
S26	C	1,200	Grove St	Dallas St	Future State Highway 34 Bypass	\$1,690,800	100%	\$1,690,800	\$89,600
S27	C	1,300	Grove St	Jackson St	Dallas St	\$1,831,700	100%	\$1,831,700	\$97,100
S28	C	300	Grove St	Clay St	Jackson St	\$422,700	100%	\$422,700	\$22,400
S29	C	1,200	Grove St	Shannon St	Houston St	\$1,690,800	100%	\$1,690,800	\$89,600
S30	C	500	Grove St	Nash St	Shannon St	\$704,500	100%	\$704,500	\$37,300
S31	C	1,700	Grove St	Fair St	Barnes St	\$2,395,300	100%	\$2,395,300	\$127,000
S33	D	700	Nash Dr	Grove St	Ebo St	\$596,400	100%	\$596,400	\$31,600
S34	D	1,200	Nash Dr	Ebo St	Houston St	\$1,022,400	100%	\$1,022,400	\$54,200
S35	D	1,300	TBD	Nash Dr	Pridmore St	\$1,107,600	100%	\$1,107,600	\$58,700
S36	D	800	Houston St	Nash Dr	Pridmore St	\$681,600	100%	\$681,600	\$36,100
S37	C	1,500	Pridmore St	S35-D	Houston St	\$2,113,500	100%	\$2,113,500	\$112,000
S38	D	1,100	Houston St	Pridmore St	14th St	\$937,200	100%	\$937,200	\$49,700
S39	D	1,100	Houston St	14th St	Bacon St	\$937,200	100%	\$937,200	\$49,700
S40	D	2,800	TBD	Pridmore St	Houston St	\$2,385,600	100%	\$2,385,600	\$126,400
S41	C	1,100	Pridmore St	Fair St	S35-D/S40-D	\$1,549,900	100%	\$1,549,900	\$82,100
S42	C	4,600	TBD	S43-C/S44-C	Fair St	\$6,481,400	100%	\$6,481,400	\$343,500
S43	C	3,100	TBD	S42-C/S44-C	Washington St/SH 34	\$4,367,900	100%	\$4,367,900	\$231,500
S44	C	2,900	TBD	S42-C/S44-C	Washington St/SH 35	\$4,086,100	100%	\$4,086,100	\$216,600
S45	A	800	Washington St/SH 34	S112-A/S91-AA	S92-A	\$1,742,400	50%	\$871,200	\$46,200
S46	A	1,900	Washington St/SH 34	S92-A	S44-C	\$4,138,200	50%	\$2,069,100	\$109,700
S47	A	2,300	Washington St/SH 34	S43-C/S44-C	S44-C	\$5,009,400	50%	\$2,504,700	\$132,700
S48	A	900	Washington St/SH 34	S44-C	S71-B	\$1,960,200	50%	\$980,100	\$51,900
S49	A	200	Washington St/SH 34	FM 1388	Cates Dr	\$435,600	50%	\$217,800	\$11,500

IMPACT FEE CAPITAL IMPROVEMENTS PLAN - STREET FACILITIES

Label	Type	Length (LF)	Street Name	From	To	Total Cost	% City	Eligible Total Cost	10-Year Cost
S50	A	1,300	Washington St/SH 34	Cates Dr	S51-A/S551-C	\$2,831,400	50%	\$1,415,700	\$75,000
S51	A	700	Washington St/SH 34	TBD	Old Kemp HWY	\$1,524,600	50%	\$762,300	\$40,400
S52	A	400	Washington St/SH 34	Old Kemp HWY	Fair St	\$871,200	50%	\$435,600	\$23,100
S53	B	1,600	Washington St/SH 34	Fair St	9th St	\$2,916,800	50%	\$1,458,400	\$77,300
S54	B	1,300	Washington St/SH 34	9th St	4th St	\$2,369,900	50%	\$1,184,950	\$62,800
S55	B	1,500	Washington St/SH 34	4th St	Temple St	\$2,734,500	50%	\$1,367,250	\$72,500
S56	B	1,200	Washington St/SH 34	Temple St	Mulberry St/SH 34	\$2,187,600	50%	\$1,093,800	\$58,000
S57	D	1,200	Dallas St	Silver Trail St	First North St	\$1,022,400	100%	\$1,022,400	\$54,200
S58	D	800	Dallas St	First North St	Grove St	\$681,600	100%	\$681,600	\$36,100
S59	D	300	Dallas St	Grove St	Mulberry St/SH 34	\$255,600	100%	\$255,600	\$13,500
S60	D	900	Dallas St	Mulberry St/SH 34	Temple St	\$766,800	100%	\$766,800	\$40,600
S61	D	1,500	Dallas St	Temple St	4th St	\$1,278,000	100%	\$1,278,000	\$67,700
S62	D	1,300	Dallas St	4th St	9th St	\$1,107,600	100%	\$1,107,600	\$58,700
S63	D	700	9th St	Washington St/SH 34	Dallas St	\$596,400	100%	\$596,400	\$31,600
S64	D	3,500	9th St	Dallas St	Fair St	\$2,982,000	100%	\$2,982,000	\$158,000
S65	B	900	County Rd 151	S51-A/S52-A	TBD/S107-C	\$1,640,700	100%	\$1,640,700	\$87,000
S66	B	1,000	County Rd 151 (2 of 6 Lanes Complete)	TBD/S107-C	Hampton Dr	\$1,221,410	100%	\$1,221,410	\$64,700
S67	B	3,400	County Rd 151 (2 of 6 Lanes Complete)	Hampton Dr	Future State Highway 34 Bypass	\$4,152,794	100%	\$4,152,794	\$220,100
S68	B	500	County Rd 151 (2 of 6 Lanes Complete)	Future State Highway 34 Bypass	City Limits	\$610,705	100%	\$610,705	\$32,400
S69	B	1,200	S. Houston St/ FM 1390	Future State Highway 34 Bypass	City Limits	\$2,187,600	50%	\$1,093,800	\$58,000
S70	B	3,600	S. Houston St/ FM 1388	Future State Highway 34 Bypass	Washington St/SH 34	\$6,562,800	50%	\$3,281,400	\$173,900
S71	B	2,500	S. Houston St/ FM 1389	Washington St/SH 34	Fair St	\$4,557,500	50%	\$2,278,750	\$120,800
S72	C	700	Temple St	Washington St/SH 35	Dallas St	\$986,300	100%	\$986,300	\$52,300
S73	C	2,200	Temple St/Rand Rd/FM 1836	Dallas St	Future State Highway 34 Bypass	\$3,099,800	50%	\$1,549,900	\$82,100
S74	B	1,300	Temple St/Rand Rd/FM 1837	Future State Highway 34 Bypass	TBD/S93-C	\$2,369,900	50%	\$1,184,950	\$62,800
S75	B	3,700	Temple St/Rand Rd/FM 1838	Temple St/Rand Rd/FM 1838	Still Meadow Dr	\$6,745,100	50%	\$3,372,550	\$178,700
S76	B	1,800	Temple St/Rand Rd/FM 1839	Still Meadow Dr	City Limits	\$3,281,400	50%	\$1,640,700	\$87,000
S77	B	2,100	TBD	Fair St	TBD/S94-C	\$3,828,300	100%	\$3,828,300	\$202,900
S78	B	1,500	TBD	TBD/S94-C	Temple St/Rand Rd/FM 1836	\$2,734,500	100%	\$2,734,500	\$144,900
S79	B	2,200	TBD	Temple St/Rand Rd/FM 1838	City Limits	\$4,010,600	100%	\$4,010,600	\$212,600
S80	AA	1,700	State Highway 34 Bypass (North)	City Limit	First North St	\$5,865,000	12%	\$703,800	\$37,300
S81	AA	600	State Highway 34 Bypass (North)	First North St	Grove St	\$2,070,000	12%	\$248,400	\$13,200
S82	AA	500	State Highway 34 Bypass (North)	Grove St	Mulberry St/SH 34	\$1,725,000	12%	\$207,000	\$11,000
S83	AA	700	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	Mulberry St/SH 34	Temple St/Rand Rd/ FM 1836	\$796,950	12%	\$95,634	\$5,100
S84	AA	6,700	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	S21-A	Temple St/Rand Rd/ FM 1836	\$7,627,950	12%	\$915,354	\$48,500
S85	AA	5,900	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	Temple St/Rand Rd?FM 1836	Fair St	\$6,717,150	12%	\$806,058	\$42,700



IMPACT FEE CAPITAL IMPROVEMENTS PLAN - STREET FACILITIES

Label	Type	Length (LF)	Street Name	From	To	Total Cost	% City	Eligible Total Cost	10-Year Cost
S86	AA	1,200	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	Fair St	TBD/S107-C	\$1,366,200	90%	\$1,229,580	\$65,200
S87	AA	3,600	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	TBD/S107-C	County Rd 151	\$4,098,600	90%	\$3,688,740	\$195,500
S88	AA	2,800	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	S. Houston St/FM 1388	County Rd 152	\$3,187,800	90%	\$2,869,020	\$152,100
S89	AA	2,400	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	S45-C/S44-C	S. Houston St/FM 1388	\$2,732,400	90%	\$2,459,160	\$130,300
S90	AA	700	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	TBD/S92-A	S45-C/S44-C	\$796,950	90%	\$717,255	\$38,000
S91	AA	900	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	S112-A/S45-A	S92-A	\$1,024,650	90%	\$922,185	\$48,900
S92	C	900	TBD	City Limit	Mulberry St/SH 34	\$1,268,100	100%	\$1,268,100	\$67,200
S93	C	1,900	TBD	Temple St/Rand Rd/ FM 1836	City Limit	\$2,677,100	100%	\$2,677,100	\$141,900
S94	C	1,400	TBD	S77-B/S78-B	City Limit	\$1,972,600	100%	\$1,972,600	\$104,500
S95	C	2,900	TBD	City Limit	S103-B/S96-C	\$4,086,100	100%	\$4,086,100	\$216,600
S96	C	2,700	TBD	TBD/S103-B	Fair Rd	\$3,804,300	100%	\$3,804,300	\$201,600
S97	C	3,500	TBD	US HWY 175	City Limit	\$4,931,500	100%	\$4,931,500	\$261,400
S98	C	600	Fair Rd	City Limit	US HWY 175	\$845,400	100%	\$845,400	\$44,800
S99	C	2,600	Fair Rd	S101-B/S102-B	City Limit	\$3,663,400	100%	\$3,663,400	\$194,200
S100	C	1,300	TBD	S101-B/S102-B	TBD	\$1,831,700	100%	\$1,831,700	\$97,100
S101	B	800	TBD	City Limit	S100-C	\$1,458,400	100%	\$1,458,400	\$77,300
S102	B	600	TBD	S100-C	US HWY 175	\$1,093,800	100%	\$1,093,800	\$58,000
S103	B	2,400	County Rd 166	US HWY 175	City Limits	\$4,375,200	100%	\$4,375,200	\$231,900
S104	C	3,400	TBD	Kings Fort PKWY	City Limits	\$4,790,600	100%	\$4,790,600	\$253,900
S105	B	3,200	TBD	US HWY 175	City Limit	\$5,833,600	100%	\$5,833,600	\$309,200
S106	C	1,000	TBD	City Limit	City Limit	\$1,409,000	100%	\$1,409,000	\$74,700
S108	C	1,200	4th St	Houston St	Washington St/ SH 34	\$1,690,800	100%	\$1,690,800	\$89,600
S109	C	800	4th St	Washington St/SH 34	Dallas St	\$1,127,200	100%	\$1,127,200	\$59,700
S110	D	1,200	TBD	City Limit	City Limit	\$1,022,400	100%	\$1,022,400	\$54,200
S111	D	1,100	Houston St	Bacon St	Fair St	\$937,200	100%	\$937,200	\$49,700
Total Projected Cost						\$244,669,639			
Total Eligible Improvement Cost								\$181,686,260	
Total Eligible 10-Year Improvement Cost									\$9,629,400
Total City Cost Impact per Service Unit									\$7,371
Maximum Impact Fee (50%) per Service Unit									\$3,686

Denotes project is partially constructed. Total Cost is for remaining lanes.

Roadway Types	
AA -	Major Regional Arterial/Bypass (240' ROW, 6 Lane Divided)
A -	Major Arterial (120' ROW, 6 Lane Divided)
B -	Minor Arterial (100' ROW, 6 Lane Divided)
C -	Major Collector (80' ROW, 4 Lane Undivided)
D -	Minor Collector (60' ROW, 2 Lane Undivided w/ Shoulders)

Street Impact Fee

Street Maximum Impact Fee per Service Unit Calculation

In accordance with Chapter 395 of the Texas Local Government code, the cost per service unit is calculated using the total capital improvement cost divided by “the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions.” The maximum impact fee per service unit is calculated as 50% of the cost per service unit.

The street impact fee cost per service unit is calculated by dividing the total eligible 10-year capital improvement cost by the 10-year increase in peak hour trips. As previously stated, the proposed 10-year eligible capital improvement cost for proposed street facilities is \$9.6 million. The cost per service unit over the 10-year period is:

$$\text{Cost per Service Unit} = \frac{\$9,629,400}{1,306 \text{ peak hour trips}} = \$7,371$$

Due to the requirement in Chapter 395.014(7)(B) only 50% of the cost per service unit can be assessed:

$$\text{Maximum Impact Fee per Service Unit} = \$7,371 \times 50\% = \$3,686$$

Table 13: City of Kaufman Maximum Street Impact Fees by Land Use Type

Land Use Type	Unit	Peak Hour Trip Rate	Fee by Land Use Type
Residential	Dwelling Unit	0.90	\$3,316.95
Public/Semi-Public	per 1,000 SF GFA	0.35	\$1,289.93
General Office	per 1,000 SF GFA	1.50	\$5,528.25
Commercial/Retail	per 1,000 SF GFA	2.57	\$9,471.74
Industrial	per 1,000 SF GFA	0.61	\$2,248.16

GFA - Gross Floor Area

Assessed Street Impact Fee

On December 16, 2019, the City Council approved an assessment of 35% of the maximum assessable street impact fee per service unit for 2020 via the adoption of Ordinance No. O-33-19. The ordinance is included in this program update as **Appendix C**. The impact fee will increase by 2% of the maximum assessable fee each year between 2020 and 2024. The resulting street impact fees that will be assessed by the City of Kaufman against new development in the City are shown below in **Table 14**.

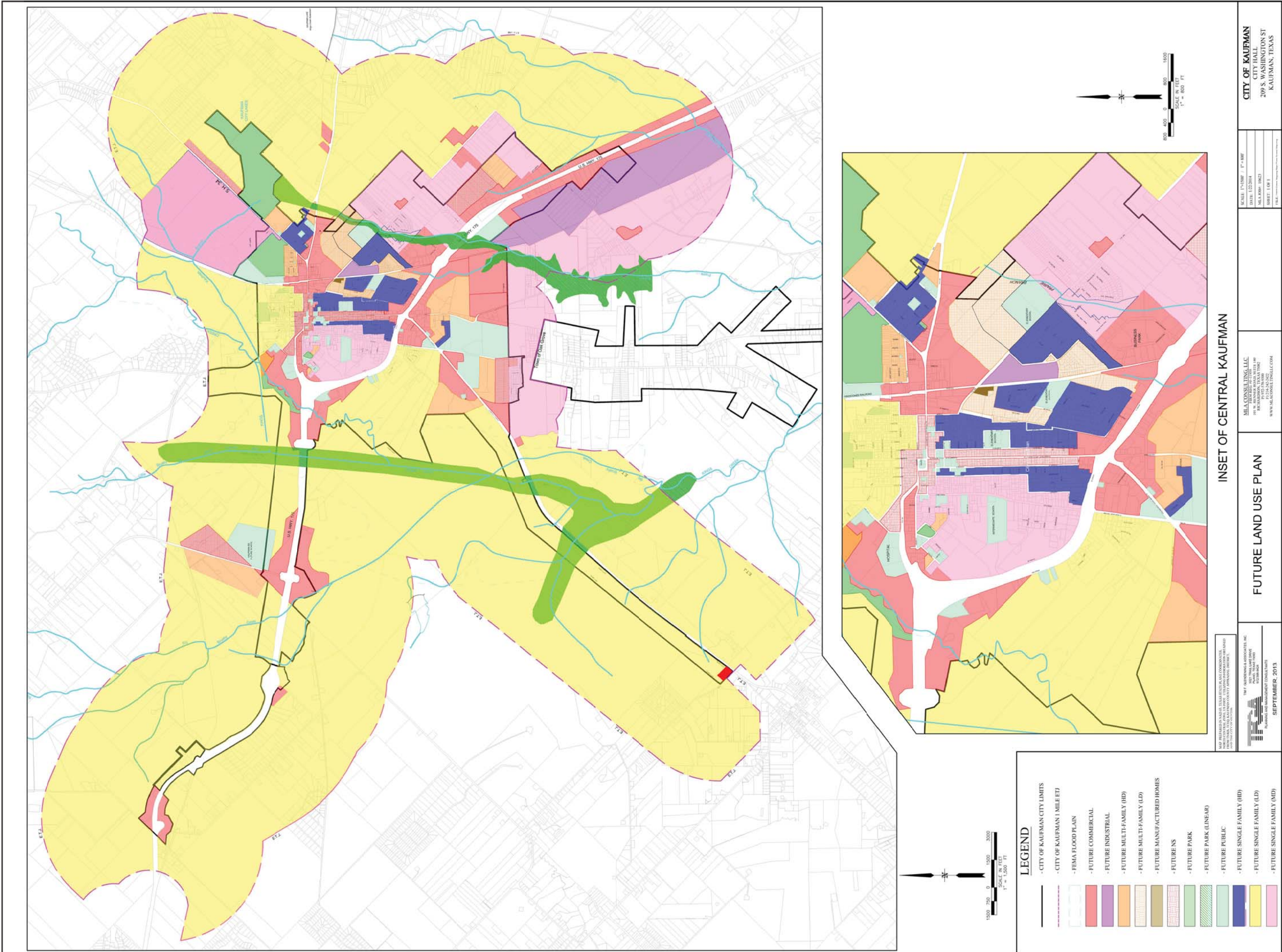
Table 14: Street Impact Fee Rate Schedule

Land Use Type	Unit	2020 Assessment Rate (35%)	2021 Assessment Rate (37%)	2022 Assessment Rate (39%)	2023 Assessment Rate (41%)	2024 Assessment Rate (43%)
Residential	Dwelling Unit	\$1,160.93	\$1,227.27	\$1,293.61	\$1,359.95	\$1,426.29
Public/Semi-Public	per 1,000 SF GFA	\$451.48	\$477.27	\$503.07	\$528.87	\$554.67
General Office	per 1,000 SF GFA	\$1,934.89	\$2,045.45	\$2,156.02	\$2,266.58	\$2,377.15
Commercial/Retail	per 1,000 SF GFA	\$3,315.11	\$3,504.54	\$3,693.98	\$3,883.41	\$4,072.85
Industrial	per 1,000 SF GFA	\$786.86	\$831.82	\$876.78	\$921.75	\$966.71

GFA - Gross Floor Area

APPENDIX A

Future Land Use Plan



APPENDIX B

Water Impact Fee Ordinance

O-32-19

APPENDIX C

Street Impact Fee Ordinance

O-33-19

2020 Water Impact Fees 10-08-2019

Current Adopted in 2014				Proposed New to be Adopted in December 2019														
				2015	2016	2017	2018	2019	2020		2021		2022		2023		2024	
Size	# LUE	Max	Max Form	20%	22%	24%	26%	28%	30%	31%	32%	33%	34%	35%	36%	37%	38%	39%
3/4"	1	\$3,716	\$3,716	\$ 743.20	\$ 817.52	\$ 891.84	\$ 966.16	\$ 1,040.48										
3/4"	1	\$3,666	\$3,666						\$ 1,099.80	\$ 1,136.46	\$ 1,173.12	\$ 1,209.78	\$ 1,246.44	\$ 1,283.10	\$ 1,319.76	\$ 1,356.42	\$ 1,393.08	\$ 1,429.74
1"	1.67	\$3,716	\$6,206	\$ 1,241.14	\$ 1,365.26	\$ 1,489.37	\$ 1,613.49	\$ 1,737.60										
1"	1.67	\$3,666	\$6,122						\$ 1,836.67	\$ 1,897.89	\$ 1,959.11	\$ 2,020.33	\$ 2,081.55	\$ 2,142.78	\$ 2,204.00	\$ 2,265.22	\$ 2,326.44	\$ 2,387.67
1-1/2"	3.33	\$3,716	\$12,374	\$ 2,474.86	\$ 2,722.34	\$ 2,969.83	\$ 3,217.31	\$ 3,464.80										
1-1/2"	3.33	\$3,666	\$12,208						\$ 3,662.33	\$ 3,784.41	\$ 3,906.49	\$ 4,028.57	\$ 4,150.65	\$ 4,272.72	\$ 4,394.80	\$ 4,516.88	\$ 4,638.96	\$ 4,761.03
2"	5.33	\$3,716	\$19,806	\$ 3,961.26	\$ 4,357.38	\$ 4,753.51	\$ 5,149.63	\$ 5,545.76										
2"	5.33	\$3,666	\$19,540						\$ 5,861.93	\$ 6,057.33	\$ 6,252.73	\$ 6,448.13	\$ 6,643.53	\$ 6,838.92	\$ 7,034.32	\$ 7,229.72	\$ 7,425.12	\$ 7,620.51
3"	11.67	\$3,716	\$43,366	\$ 8,673.14	\$ 9,540.46	\$ 10,407.77	\$ 11,275.09	\$ 12,142.40										
3"	11.67	\$3,666	\$42,782						\$ 12,834.67	\$ 13,262.49	\$ 13,690.31	\$ 14,118.13	\$ 14,545.95	\$ 14,973.78	\$ 15,401.60	\$ 15,829.42	\$ 16,257.24	\$ 16,685.07
4"	21	\$3,716	\$78,036	\$ 15,607.20	\$ 17,167.92	\$ 18,728.64	\$ 20,289.36	\$ 21,850.08										
4"	21	\$3,666	\$76,986						\$ 23,095.80	\$ 23,865.66	\$ 24,635.52	\$ 25,405.38	\$ 26,175.24	\$ 26,945.10	\$ 27,714.96	\$ 28,484.82	\$ 29,254.68	\$ 30,024.54
6"	46.67	\$3,716	\$173,426	\$ 34,685.14	\$ 38,153.66	\$ 41,622.17	\$ 45,090.69	\$ 48,559.20										
6"	46.67	\$3,666	\$171,092						\$ 51,327.67	\$ 53,038.59	\$ 54,749.51	\$ 56,460.43	\$ 58,171.35	\$ 59,882.28	\$ 61,593.20	\$ 63,304.12	\$ 65,015.04	\$ 66,725.97
8"	80	\$3,716	\$297,280	\$ 59,456.00	\$ 65,401.60	\$ 71,347.20	\$ 77,292.80	\$ 83,238.40										
8"	80	\$3,666	\$293,280						\$ 87,984.00	\$ 90,916.80	\$ 93,849.60	\$ 96,782.40	\$ 99,715.20	\$ 102,648.00	\$ 105,580.80	\$ 108,513.60	\$ 111,446.40	\$ 114,379.20
10"	126.67	\$3,716	\$470,706	\$ 94,141.14	\$ 103,555.26	\$ 112,969.37	\$ 122,383.49	\$ 131,797.60										
10"	126.67	\$3,666	\$464,372						\$ 139,311.67	\$ 143,955.39	\$ 148,599.11	\$ 153,242.83	\$ 157,886.55	\$ 162,530.28	\$ 167,174.00	\$ 171,817.72	\$ 176,461.44	\$ 181,105.17

Current fees using the \$3716 formula that would be continued at a 2% increase each year.

Proposed fee using the \$3,666 base for the new formulas

ORDINANCE NO. O-33A-19

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING ORDINANCE NO. O-24-09 AND ARTICLE II. – “WATER” OF CHAPTER 106, “UTILITIES”, OF THE CITY’S CODE OF ORDINANCES REGARDING THE ADOPTION OF AMENDMENTS TO THE WATER FACILITIES IMPACT FEES TO BE ASSESSED BY THE CITY; UPDATING THE LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS; PROVIDING FOR CALCULATION OF MAXIMUM IMPACT FEES AND USE OF PROCEEDS FROM IMPACT FEES; REGULATING THE ASSESSMENT AND COLLECTION OF IMPACT FEES; PROVIDING A WATER FACILITIES IMPACT FEE SCHEDULE; IMPOSING AN IMPACT FEE AND PROVIDING FOR EXCEPTIONS; PROVIDING FOR CREDITS; REGULATING ACCOUNTING FOR FEES AND INTEREST; PROVIDING FOR REFUNDS; INCORPORATING THE WATER FACILITIES LAND USE ASSUMPTIONS AND SERVICE AREA, THE WATER CAPITAL IMPROVEMENTS PLAN; ADOPTING VARIOUS OTHER PROVISIONS RELATIVE TO WATER IMPACT FEES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Kaufman, Texas, (the “City Council”), adopted Land Use Assumptions and a Capital Improvements Plan by Resolution R-26-14 on September 22, 2014; and

WHEREAS, the City Council adopted the Water Facilities Impact Fee Ordinance No. O-29-14 on November 17, 2014; and

WHEREAS, the City Council has investigated and determined that the City of Kaufman has fully complied with Chapter 395 of the Texas Local Government Code, (the “Code”), concerning the notice, adoption, promulgation and methodology necessary to adopt land use assumptions and a capital improvements plan establishing impact fees and has properly adopted the Water Facilities Impact Fee Ordinance; and

WHEREAS, the City Council has reviewed the land use assumptions, capital improvements plan and water facilities impact fees previously adopted; and

WHEREAS, the City Council desires to update the land use assumptions, the capital improvements plan, and the amount of water facilities impact fees by amending Chapter 106 “Utilities”, Article II. – “Water”, specifically Sections 106-42.a and 106.42.b of the City’s Code of Ordinances; and

WHEREAS, the City Council received updated land use assumptions, an updated capital improvements plan, and updated water facility impact fees and has determined that the updates are in compliance with the Code; and

WHEREAS, the City of Kaufman has, within sixty (60) days after the date it received the updated land use assumptions and capital improvements plan, adopted an order setting a public hearing to discuss and review the same and to determine whether to amend the same; and

WHEREAS, the City of Kaufman published the required notice of the hearing in one or more newspapers of general circulation in each county in which the City of Kaufman lies before the thirtieth (30th) day before the date set for the hearing; and

WHEREAS, on or before the date of the first publication of the notice of the hearing, the updated land use assumptions and capital improvements plan, including the amount of the proposed water facilities impact fee per service unit, were made available to the public; and

WHEREAS, the Capital Improvements Advisory Committee, created under § 395.058 of the Code, filed its written comments on the proposed amendments to the land use assumptions, capital improvements plan and water facilities impact fee before the fifth (5th) business day before the date of the public hearing on the amendments; and

WHEREAS, the City Council held a public hearing to discuss the amendments to the land use assumptions, capital improvements plan and water facilities impact fees; and

WHEREAS, the City Council has investigated and determined that the City of Kaufman has fully complied with Chapter 395 of the Code to approve the amendments to the land use assumptions, capital improvements plan and water facilities impact fees; and

WHEREAS, the City Council has further investigated and determined and hereby finds that it is in the best interests of the citizens of Kaufman to adopt such amendments to the lands use assumptions, capital improvements plan and water facilities impact fees to assure the provision of adequate water facilities to serve new development by requiring each such development to pay its share of the costs of such improvements necessitated by and attributable to such new development.

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

SECTION 1. Incorporation of Premises/Purpose.

A. Incorporation of Premises. The above and foregoing recitals are true and correct and are findings incorporated into this Ordinance and made a part hereof for all purposes.

B. Purpose. This Ordinance is adopted pursuant to the provisions of Chapter 395 of the Texas Local Government Code, as amended, as well as under the authority

of Article XI, Section 5 of the Texas Constitution. This Ordinance implements a policy of the City to impose fees on each new development project to pay the costs of constructing capital improvements and facility expansions necessary to serve new development.

SECTION 2. Amendments. Article II, "Water" of Chapter 106, "Utilities" of the City's Code of Ordinances is hereby amended by repealing Article II, "Water" of Chapter 106, "Utilities" in its entirety and adopting a new Article II, "Water Facilities Impact Fee" of Chapter 106 which shall be read in its entirety as follows:

ARTICLE II. - WATER FACILITIES IMPACT FEE

Sec. 106.40. Purpose/Applicability.

- a. **Purpose.** This Article is adopted pursuant to the provisions of Chapter 395 of the Texas Local Government Code, as amended, as well as under the authority of Article XI, Section 5 of the Texas Constitution. This Article implements a policy of the City to impose fees on each New Development project to pay the costs of constructing capital improvements and facility expansions necessary to serve new development.
- b. **Applicability to Development.** The provisions of this Article shall apply to all new, non-exempt development within the corporate boundaries and/or the extraterritorial jurisdiction of the City located within a service area as allowed by law and this Article.
- c. **Final Plat Approval.** No final plat for new development shall be approved within the service area without assessment of an impact fee pursuant to this Article, including without limitation Section 106.46(a). No final plat for single family or duplex residential development shall be approved nor shall a building permit or certificate of occupancy be issued or utility connection be made for other types of New development until the property owner has paid the impact fee as required by this Article and applicable state law.
- d. **Metered System.** The waterworks system of the City of Kaufman shall be operated on a fully metered basis.

Sec. 106.41. Definitions.

- a. **Water Capital Improvement(s).** A water facility or facility expansion with a life expectancy of three (3) or more years and owned and operated by or to be owned and operated by or on behalf of the City, as identified in the Capital Improvements Plan and Impact Fee Update for Water and Streets, 2019-2029 adopted by the Kaufman City Council.
- b. **Water Capital Improvements Plan.** The adopted "Water Capital Improvements Plan" of the City of Kaufman, Texas, as amended from time to time, adopted by the City as part of the "Capital improvements Plan and Impact Fee Update for

Comment [MR1]: We have historically only assessed water impact fee when either a building permit has been issued or a new water meter is approved.

Comment [PA2]: Assessed pursuant to this Article --- Section 106.46 gives more detail. We have to follow LGC and that section addresses "collection" of the fees:

collected at the time the City issues a building permit for New Development within the corporate limits of the City, or at the time of application for an individual meter connection to the water system, for land outside City limits, unless a different time is provided for in an agreement for capital improvements pursuant to subsection (b) of this Section

Comment [PA3]: This is in the ordinance now.

Water and Streets 2019-2029” which identifies Water Capital Improvements for which impact fees may be assessed.

- c. **Facility Expansion.** The expansion of the capacity of an existing facility that serves the same function as an otherwise necessary new capital improvement, in order that the existing facility may serve New Development. The terms shall not include the repair, maintenance, modernization or expansion of an existing facility to better serve existing development.
- d. **Water Facilities Impact Fee or Impact Fee.** A charge or assessment imposed against New Development in order to generate revenue for funding or recovering of the costs of Water Capital Improvements or Facility Expansions necessitated by and attributable to the New Development. The term includes amortized charges, lump sum charges, capital recovery fees, contributions in aid of construction, and any other fee that functions as described by this definition. The term shall not include:
 - i. Dedication of land for public parks or payment in lieu of the dedication to serve park needs; or
 - ii. Dedication of rights-of-way or easements, or the construction or dedication of on-site or off-site water distribution, wastewater collection or drainage facilities, or streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development;
 - iii. Lot or acreage fees or pro-rata fees to be placed in trust funds for the purpose of reimbursing developers for constructing or over-sizing water or wastewater mains or lines; or
 - iv. Other pro rata fees for reimbursement of water or wastewater mains or lines extended by the City.
- e. **New Development.** A project involving the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure, or any use or extension of the use of land, any of which has the effect of increasing the requirements for capital improvements or facility expansions, measured by the number of service units to be generated by such activity, or the issuance of a building permit, or connection to the City’s water or wastewater system, and which has not been exempted from these regulations by provisions of this Article.
- f. **Plat.** The term shall have the meaning provided in the City’s Subdivision Ordinance, as amended. As used in this Article, Plat includes Minor Plat, Replat, and Amending Plat.
- g. **Service Area.** The entire area within the corporate limits and extraterritorial jurisdiction of the City of Kaufman, within which impact fees for water improvements or facility expansions may be collected for new development occurring within such area and within which fees so collected will be expended

for those types of improvements or expansions identified in the capital improvements plan applicable to the service area.

- h. **Service Unit.** A living unit equivalent displacement type water meter, which serves as the standardized measure of consumption, use, generation, or discharge attributable to the new unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the City or other political subdivision in which the individual unit of development is located during the previous ten (10) years and as defined in the Water Capital Improvements Plan defined herein.

Sec. 106-42. Water Facilities Impact Fee.

- a. A Water Facilities Impact Fee based on the following schedule per living unit equivalent (LUE) is hereby imposed to be effective on January 1, 2020 in accordance with the schedule below as authorized by Chapter 395 of the Texas Local Government Code, as amended. The amount of each Water Facilities Impact Fee due shall be determined by multiplying the number of LUE's generated by the New Development times the applicable Impact Fee. The maximum Water Facilities Impact Fee assessed per Service Unit for Water Capital Improvements, as set forth in this Section, as may be amended from time to time, is declared to be an approximate and appropriate measure of the impacts generated by a new unit of development on the City's water or wastewater system.

The number of LUEs for each land use shall be related to the volume of water and the size and type of water meter according to the chart below:

			Year 1	Year 2	Year 3	Year 4	Year 5
			01-01-2020 thru 12-31-2020	01-01-2021 thru 12-31-2021	01-01-2022 thru 12-31-2022	01-01-2023 thru 12-31-2023	01-01-2024 thru 12-31-2024
Meter Size (in inches)	No. of LUEs	Maximum Impact Fee per Service Unit	(30%) Impact Fee	(32%) Impact Fee	(34%) Impact Fee	(36%) Impact Fee	(38%) Impact Fee
3/4"	1.00	\$3,666	\$ 1,099.80	\$ 1,173.12	\$ 1,246.44	\$ 1,319.76	\$ 1,393.08
1"	1.67	\$3,666	\$ 1,836.67	\$ 1,959.11	\$ 2,081.55	\$ 2,204.00	\$ 2,326.44
1-1/2"	3.33	\$3,666	\$ 3,662.33	\$ 3,906.49	\$ 4,150.65	\$ 4,394.80	\$ 4,638.96
2"	5.33	\$3,666	\$ 5,861.93	\$ 6,252.73	\$ 6,643.53	\$ 7,034.32	\$ 7,425.12
3"	11.67	\$3,666	\$ 12,834.67	\$ 13,690.31	\$ 14,545.95	\$ 15,401.60	\$ 16,257.24
4"	21.00	\$3,666	\$ 23,095.80	\$ 24,635.52	\$ 26,175.24	\$ 27,714.96	\$ 29,254.68
6"	46.67	\$3,666	\$ 51,327.67	\$ 54,749.51	\$ 58,171.35	\$ 61,593.20	\$ 65,015.04
8"	80.00	\$3,666	\$ 87,984.00	\$ 93,849.60	\$ 99,715.20	\$ 105,580.80	\$ 111,446.40
10"	126.67	\$3,666	\$139,311.67	\$ 148,599.11	\$ 157,886.55	\$ 167,174.00	\$ 176,461.44

Sec. 106-43. Accounting for Fees and Interest and Records.

- a. Interest. All impact fees collected shall be deposited in interest-bearing accounts clearly identifying the category of capital improvements or facility expansions within the service area for which the fee is adopted. Impact fees shall be spent only for the purposes for which the impact fee was imposed in accordance with the capital improvement plan and Chapter 395 of the Texas Local Government Code. Interest earned on impact fees shall be credited to the account on which it is earned and is subject to the same restrictions on expenditures of Impact Fees.
- b. Accounting. The records of the accounts into which Impact Fees are deposited shall be open for public inspection and copying consistent with the requirements of the Texas Public Information Act.
- c. Records of Public Hearings. The City shall make and maintain a record of all public hearings required by Chapter 395 of the Texas Local Government Code. Such record shall be maintained and be made available for public inspection by the City for at least ten (10) years after the date of the hearing adopting the Water Facilities Impact Fees.

Sec. 106-44. Use of Other Financing Mechanisms.

- a. The City may finance water improvements or facility expansions designated in the Water Capital improvements Plan through the issuance of bonds or through any other authorized mechanism, in such manner and subject to such limitations as may be provided by law, in addition to the use of impact fees.
- b. Except as herein otherwise provided, the assessment and collection of an Impact Fee shall be additional and supplemental to, and not in substitution of, any other tax, fee, charge or assessment which is lawfully imposed on and due against the property.
- c. The City Council may decide that the City may credit or offset all or a part of impact fees due for a new development pursuant to duly adopted criteria. Any such action shall be in accordance applicable procedures in an open meeting.

Sec. 106-45. Impact Fee as Additional and Supplemental Regulation.

- a. Impact fees adopted by this Article are additional and supplemental to, and not in substitution of, any other requirements imposed by the City on the development of land or the issuance of building permits or certificates of occupancy. Such Impact Fees are intended to be consistent with and to further the policies of City's Future Land Use Plan, the Water Capital Improvements Plan, the comprehensive Zoning Ordinance, and other City policies, ordinances and resolutions by which the City seeks to ensure the provision of adequate public facilities in conjunction with the development of land.

- b. This Ordinance shall not affect, in any manner, the permissible use of property, density of development, design, and improvement standards and requirements, or any other aspect of the development of land or provision of public improvements subject to the Zoning Ordinance, Subdivision Ordinance, or other ordinances or regulations of the City, which shall be operative and remain in full force and effect without limitation with respect to all such development.

Sec. 106-46. Assessment and Collection of Impact Fees / Service Units.

- a. **Assessment of Fees.** Impact Fees for any new development shall be assessed before or at the time of Plat recordation and in accordance with the provisions of Section 395.016 of the Texas Local Government Code, as it exists or as amended. Impact fees shall be collected at the time the City issues a building permit for New Development within the corporate limits of the City, or at the time of application for an individual meter connection to the water system, for land outside City limits, unless a different time is provided for in an agreement for capital improvements pursuant to subsection (b) of this Section, unless otherwise provided by state law in areas where services are not currently available, or unless otherwise exempted from the requirements of this Article. Following the lapse or expiration of approval for a preliminary plat, a new assessment shall occur at the time of final approval for a new plat.
- b. **Development Agreements.** Notwithstanding the foregoing, the City may enter into an agreement with a developer for a different time and manner of payment of impact fees, in which case the agreement shall determine the time and manner of payment.
- c. **Service Units.** The number of service units for a new development shall be determined by using the table set forth in **Section 106-42** of this Article and the provisions set forth in the Water Capital Improvements Plan. In determining the number of service units, the following rules shall apply:
- Each new freestanding building requires a new water meter, except as provided in subsection (ii) of this section.
 - Where a site is classified as "Infill", no new service units will be attributed to such redevelopment, provided that the water meter is of the same size as the development previously occupying the site. If the meter size is increased, the number of new service units will be based upon the increase in capacity of the meter in accordance with this Article.
 - Existing buildings or land uses may be expanded using existing meter service unless the expansion requires increased service or meter size. No service units will be attributed to such development if the water meter size remains the same. If the meter size is increased, the number

Comment [MR4]: Confused as to what this means. We assess impact fees at the time of building permit when we know the size of the needed water meter

Comment [PA5]: LGC has different provisions regarding assessment based upon the dates of platting and impact fees so this is just a general statement. The following statement is from the LGC for land platted under 212 and after adoption of impact fees adopted after 1987. State law is confusing here.

Comment [SL6]: Patricia, can you check and make sure this is where you wanted this sentence added.

Comment [MR7]: I do not have a copy of the 2020 TLC. We are in the process of getting one. Our subdivision ordinance says only a preliminary plat expires.

Comment [PA8]: I added "preliminary". This is from the existing ordinance. It think that is the intent based upon the language.

Comment [PA9]: Marcy – current ordinance provides: Do you still want this standard based upon acreage or do you want it based upon meter size?

(l) *Infill* means "filling in" vacant parcels of land in existing developed areas that already have existing streets, and water/wastewater service and the redevelopment of constructing new development previously developed parcels of land that already have existing streets, and water/wastewater service.

The amount of the fee for any service unit of or within new development defined as "infill" shall be waived for parcels smaller than three acres and zoned single-family. The amount of the fee shall be pro-rated for parcels smaller than three acres and zoned multi-family or non-residential in accordance with their increased square footage. It is expressly not

Comment [MR10]: Yes we want to keep this language

of service units will be based upon the increase in capacity of the meter.

iv. If a new development does not require a water meter for water service, or does not generate the need for water services, no service will be attributable to the development.

v. An application for an amending plat made pursuant to V.T.C.S., Local Government Code sec. 212.016, and the subdivision regulations, is not subject to reassessment for an impact fee.

Comment [MR11]: Yes keep this

Sec. 106-47. Credits / Refunds / Appeals / Waivers and Exemptions

a. **Credits.** Any construction of, contributions to, or dedications of off-site water facilities agreed to or required by the city as a condition of development approval shall be credited against water impact fees otherwise due. The portion of the value of any such construction that is required by the city and to be paid by the property owner is limited to the total amount of the Water Facilities Impact Fees assessed to the development, as defined by the final plat.

Comment [MR12]: Yes keep this.

Comment [PA13]: Marcy – carry over from current ordinance.

b. **Refunds.** Upon application, any impact fee or portion thereof collected pursuant to this Article, which has not been expended within the Service Area or as otherwise provided in this Article, within ten (10) years from the date of payment, shall be refunded to the record owner of the property at the time the refund is paid for the property for which the Water Facilities Impact Fee was paid or, if the Water Facilities Impact Fee was paid by another governmental entity, to such governmental entity, together with interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Section 302.002 Texas Finance Code, or its successor statute. The application for refund pursuant to this section shall be submitted within sixty (60) days after the expiration of the ten (10) year period for expenditure of the fee. An impact fee shall be considered expended on a first-in, first out basis.

c. **Expended Impact Fees.** An impact fee collected pursuant to this Article shall also be considered expended if the total expenditures for Water Capital Improvements or Facility Expansions authorized within the Service Area within ten (10) years following the date of payment exceeds the total fees collected within the Service Area for such improvements or expansions during such period.

d. **Calculation of Refund.** If a refund is due pursuant to subsections (b) or (c) of this section, the City shall divide the difference between the amount of expenditures and the amount of the fees collected by the total number of service units assumed within the service area for the period to determine the refund due per service unit. The refund to the record owner shall be

calculated by multiplying the refund due per service unit by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.

- e. Building Permit Expiration.** If the building permit for a New Development for which a Water Facilities Impact fee has been paid has expired, and a modified or new application has not been filed within six (6) months of such expiration, the City shall, upon written application, rebate the amount of the Impact Fee to the record owner of the property for which the impact fee was paid. If no application for rebate pursuant to this subsection has been filed within this period, no rebate shall become due.
- f. Appeals.** The property owner or applicant for New Development may appeal the following administrative decisions of City staff to the City Manager and City Council in accordance with the procedures set forth in this Section:

 - i. the applicability of an impact fee to the development;
 - ii. The amount of the impact fee due;
 - iii. The availability of, the amount of, or the expiration of a credit;
 - iv. The amount of the impact fee in proportion to the benefit received by the new development; or
 - vi. The amount of a refund due, if any.
- g. Proof.** The burden of proof shall be on the property owner or applicant for New Development to demonstrate that relief should be granted by the City.
- h. Notice of Appeal.** In order to file an appeal under this Section, the property owner or applicant for new development (“appellant”) must file a written notice of appeal with the City Manager within thirty (30) days following the decision appealed from. The City Manager may resolve the appeal without further action if the appellant agrees with the City Manager’s decision. If the appellant does not agree with the decision of the City Manager, the appellant may appeal the matter to the City Council for final decision. Upon appellant request of Council review, the City Secretary shall schedule a public hearing at which the appellant may present testimony and evidence before the City Council. The Council shall act on the appeal within sixty (60) days of receipt of the notice of appeal by the City.
- i. Fee Payment with Appeal.** If the notice of appeal under subsection f of this Section is accompanied by a payment in an amount equal to the original determination of the impact fee due, the Town shall process and may issue a building permit if other requirements are met while the appeal is pending.
- j. Duties Performed.** Any person who has paid an Impact Fee or an owner of land upon which an impact fee has been paid may petition the City Council to

determine whether any duty required by this ordinance has not been performed within the time so prescribed. The petition shall be in writing and shall state the nature of the unperformed duty and request that the duty be performed within sixty (60) days of the request. If the City Council determines that the duty is required pursuant to this Article and is late in being performed, it shall cause the duty to commence within sixty (60) days of the date of the request and to continue until completion. This subsection is not applicable to matters which may be appealed pursuant to subsection c of this Section.

- k. Waivers and Exemptions.** Pursuant to Texas Local Government Code, Section 395.022, as amended, a school district shall not be required to pay impact fees imposed under this Ordinance unless the board of trustees of the district consents to the payment of the fees by entering a contract with the Town imposing the fees.

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

SECTION 4. Severability Clause. Should any section of this ordinance or the Code of Ordinances, as amended hereby, be adjudged or held to be unconstitutional, illegal, or invalid, such holding shall not affect the validity of this ordinance or the Code of Ordinances, as amended hereby, other than the part decided to be unconstitutional, illegal, or invalid.

SECTION 5. Penalty Clause. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and upon conviction in the Municipal Court shall be punished by a fine not to exceed Five Hundred (\$500.00) Dollars for each offense.

SECTION 6. Effective Date. This ordinance shall take effect on January 1, 2020, after its passage and publication, as the law and Charter in such cases provide.

PASSED AND ADOPTED ON THIS THE 16TH DAY OF DECEMBER, 2019.

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**PATRICIA A. ADAMS
CITY ATTORNEY**



Meeting
Date: 12/16/2019

Date: 12/9/2019

Item #: 14.

Dept.: Development
Services

Ordinance

SUBJECT:

Hold a Public Hearing and consider and take appropriate action on Ordinance O-33B-19, an ordinance of the City Council of the City of Kaufman, amending Ordinance O-30-14, and Chapter 80, Roadway Facilities Impact Fee of the Code of Ordinances, regarding the adoption of amendments to Roadway Facilities Impact Fees to be assessed by the City of Kaufman, Texas; providing for calculation of maximum impact fees and use of proceeds from impact fees; regulating the assessment and collection of impact fees; providing a roadway facilities impact fee schedule; imposing an impact fee and providing for exceptions; providing for credits; regulating accounting for fees and interest; providing for refunds; incorporating the roadway facilities land use assumptions and service area, the Roadway Facilities Capital Improvements Plan; adopting various other provisions relative to roadway impact fees' providing an effective date of January 1, 2020 for the assessment of the amended impact fees.

BACKGROUND:

The Capital Improvements Plan Advisory Committee (CIPAC) met on September 24, 2019 to review how impact fees are determined. CIPAC, on October 1, 2019, met to review and approve the updated Capital Improvements Plan with the associated cost estimates and the updated Land Use Assumptions. Teague, Nall and Perkins (TNP) reported the maximum roadway facilities impact fee cost per service unit was \$3,686. City Council, on October 28, 2019, approved Resolution R-24-19 setting a public hearing on December 16, 2019 to consider the updates to the Capital Improvements Plan and Land Use Assumptions and proposed roadway facility impact fees. CIPAC, on November 5, 2019, recommended approval by a vote of 6-0 for amendments to the roadway facilities impact fees, as recommended by staff. Staff recommended the water impact fees starting on January 1, 2020 to be 35% of the maximum cost per service unit and to increase by 2% each successive year, until December 31, 2024.

Two CIPAC members submitted written comments for Council consideration:

Wade Hebb, on December 2, 2019 commented: "From the stand point of a builder, a 2% increase is very reasonable and should not be detrimental to any developers."

Curtis Snow, on December 4, 2019 commented "Why isn't there an impact fee for the sewer treatment plant? The cost for requiring the City to expand its capacity at the treatment plant falls directly on the new homes and business that come to the City. The City Council needs to find alternate ways to finance plant expansions, rather than just the utility rates."

Please see attached memo to the Capital Improvements Plan Advisory Committee dated October 29, 2019, and the TNP Capital Improvements Plan and Impact Fee Update for Water and Streets 2019-2029 Final Report. The last attachment illustrates the progression of the fees adopted from 2014 to the end of 2024.

Author:

Marcy Ratcliff, Development Services Director

Reviewed:

Mike Slye, City Manager

Cost: N/A

Funds Available: N/A

Source: N/A

Recommendation: Staff recommends approval of Ordinance O-33B-19.

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



October 29, 2019

Meeting Date: Tuesday, November 5

To: Capital Improvement Plan Advisory Committee (CIPAC)

City Council at the October 28, 2019 meeting set the public hearing date to December 16, 2019 where they will consider the committee's final recommendations regarding the capital improvements plan, the cost estimates, the land use assumptions and the amendments to the impact fee schedule along with input from the public.

Staff emailed you a memo and a current and proposed impact fee spreadsheet on October 15 (which are included in the packet of information). The memo summarized the cost differences between the current allowable cost per service unit versus the proposed cost per service unit as shown in the table below.

	Proposed CIP 2019-2029	Current CIP 2014-2018	Differences
	Allowable 50% Credit	Allowable 50% Credit	
Water CIP Cost per Service Unit	\$3,666	\$3,716	\$50 less
Street CIP Cost per Service Unit	\$3,686	\$5,029	\$1,343 less

The spreadsheet noted staff's recommendation that the 2020 fees be very close to 2019 water and street fees and proposed a 2% increase each successive year, until December 31, 2024. Included in the table were also 1% increment increases for your information. Included for your information are the water and street impact fees at 1% incremental increases. Based on the spreadsheet information with staff's recommendation Teague, Nall and Perkins updated the Capital Improvements Plan and Impact Fee Update for Water and Streets 2019 – 2029 booklet date stamped November 5, 2019 for your final review and comments (included in the packet).

The table below shows the total impact fees for a new residence would increase by on \$63.53 in 2020.

New Residence	Current 2019	Proposed 2020	Difference
Water Impact Fee	\$1,040.48	\$1,099.80	\$59.32
Street Impact Fee	\$1,156.72	\$1,160.93	\$4.21
Total	\$2,197.20	\$2,260.73	\$63.53

The table below shows the total impact fees for a new commercial building would decrease by \$519.89 in 2020.

New Commercial Building	Current 2019	Proposed 2020	Difference
Water Impact Fee 2" for building	\$5,545.76	\$5,861.93	\$316.17
Water Impact Fee 1" for irrigation	\$1,737.60	\$1,836.67	\$99.07
Street Impact Fee	\$3,303.07	\$2,367.94	-\$935.13
Total	\$10,586.43	\$10,066.54	-\$519.89

If you have any final comments, questions or concerns you want City Council to be aware of at the public hearing on December 16, 2019 regarding the capital improvements plan, the land use assumptions, and/or the CIPAC's recommendation on the impact fees, please email them to me by noon on December 5, 2019. Your written comments are required to be available to the public seven business days prior to the public hearing and at the public hearing. You are welcome to attend the December 16th City Council public hearing.

RECOMMENDATIONS:

Staff recommends the **water impact fees** begin on January 1, 2020 at 30% of the \$3,666 cost per service unit figure and increase 2% each successive year, until December 31, 2024.

Staff recommends the **street impact fees** begin on January 1, 2020 at 35% of the \$3,686 cost per service unit figure and increase 2% each successive year, until December 31, 2024.

ATTACHMENTS:

1. Water Street Impact Fee Combo Recommendation 10-15-19
2. Staff memo to the Capital Improvement Plan Advisory Committee
3. Capital Improvements Plan and Impact Fee Update for Water and Streets 2019 – 2029 booklet date stamped November 5, 2019

Marcy Ratcliff
Development Services
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Kaufmanplanning@kaufmantx.org



**engineers
surveyors
landscape architects**

Capital Improvements Plan and Impact Fee Update for Water and Streets 2019-2029



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TNP Firm Registrations

**Texas Board of Professional Engineers, Firm No. F-230 | Georgia Board of Professional Engineers, Firm No. PEF007431
Texas Board of Professional Land Surveying, Firm No. 10011600 | 10194381 | 10011601**

Capital Improvements Plan and Impact Fee Update for Water and Streets 2019-2029



This document is for interim review and is not intended for construction, bidding or permit purposes.

CHRIS A. EDWARDS, P.E. Date: DEC 2019

Tx. Reg. # 118947

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**TNP Firm Registrations
Texas Board of Professional Engineers, Firm No. F-230
Georgia Board of Professional Engineers, Firm No.
PEF007431
Texas Board of Professional Land Surveying, Firm No.
10011600 | 10194381 | 10011601**

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Appendices

Appendix A – Future Land Use Plan
Appendix B – Water Impact Fee Ordinance O-32-19
Appendix C – Street Impact Fee Ordinance O-33-19

Executive Summary

The City of Kaufman currently assesses water and street impact fees. The intent of the Impact Fee Program is to ease the financial burden borne by the City's existing rate payers for the construction of new water and street infrastructure required to support future development. Under the Impact Fee Program, a portion of the costs associated with new water and street infrastructure is paid for by new developments within the City's established service areas. In accordance with Local Government Code Chapter 395, the City must update the Impact Fee Program at least every five (5) years.

Capital Improvements Advisory Committee

For this Impact Fee Program update, the City Council appointed a Capital Improvements Advisory Committee (CIAC) to consider recommendations for updating water and street impact fees. The CIAC made recommendations to the City Council regarding land use assumptions, service area, Water Capital Improvements Plan (CIP), Street Capital Improvements Plan, and assessment rates for setting water and street impact fees. The following individuals graciously donated their time and energies to the Impact Fee Program update:

Planning and Zoning Commission Members

Colten Brantley
Burton Brown
Patrick Cardoza
Richard Dunn
Gail Godwin-Mason
Gladis Saldana
Curtis Snow

Community Representatives

Ray Raymond
Wade Hebb

Land Use Assumptions

The land use assumptions used in the development of the impact fee update are based on the Future Land Use Plan prepared by Tim F. Glendening & Associates, Inc., dated September 2013. Review of this Future Land Use Plan was performed by City staff and the CIAC to verify its relevance for the 2019 Impact Fee Program update. The Future Land Use Plan is included in this program update as **Appendix A**. The Future Thoroughfare Plan, prepared in conjunction with the Future Land Use Plan, is the basis for the CIP for Streets. Estimated existing land use allocations were calculated using the land use information provided in the 2014 update as a starting point and adjusting for the City of Kaufman's population growth between 2014 and 2019. The CIAC approved these land use assumptions for the purposes of identifying water and street impact fee capital improvements projects and forwarded the land use assumption recommendations to the City Council for review and approval.

Water Capital Improvements Plan

As part of this update to the Impact Fee Program, the Water Capital Improvements Plan has been updated. The plan identifies improvements that are anticipated to achieve full buildout of the City's water service area. A percentage of these improvements required to meet the projected demands of new development between 2019 and 2029 were used to calculate the water impact fees. The Water System Capital Improvements Plan for years 2019-2029 identified \$7.4 million in water capital improvements projects eligible for funding with impact fees.

Street Capital Improvements Plan

As part of this update to the Impact Fee Program, the Streets Capital Improvements Plan has been updated. The plan identifies improvements that are anticipated to achieve full buildout of the City's street service area. A percentage of these improvements required to meet the projected demands of new development between 2019 and 2029 were used to calculate the street impact fees. The Street System Capital Improvements Plan for years 2019-2029 identified \$9.6 million in street capital improvements projects eligible for funding with impact fees.



City of Kaufman's Maximum Water and Street Impact Fees

Based on the results of the land use assumptions and the water and street capital improvements plans, the maximum and allowable water and street impact fees that can be assessed for a standard service unit are:

Water CIP Cost per Service Unit:	\$ 7,331
Street CIP Cost per Service Unit:	\$ 7,371

Chapter 395 of the Local Government Code requires that cities provide a 50% credit to impact fees to account for the tax revenues and utility bill revenues generated by new developments. Applying a 50% credit to the Maximum Water Impact Fee and the Maximum Street Impact Fee yields the following allowable water and street impact fees.

Allowable Water Impact Fee per Service Unit after 50% Credit:	\$ 3,666
Allowable Street Impact Fee per Service Unit after 50% Credit:	\$ 3,686

The water impact fees are based on setting a 3/4" water meter as the standard service unit for single family residential properties. American Water Works Association's (AWWA) meter equivalency data is utilized to compare the demand that larger water meters place on the system to the demand that a standard 3/4" meter places on the system.

The street impact fees are based on peak hour trips as the standard service unit. Peak hour trip generation rates for the various land use types were adapted from the *Institute of Transportation Engineers Manual*.

City of Kaufman's Assessed Water and Street Impact Fees

On December 16, 2019 the Kaufman City Council adopted an assessment rate of 30% of the maximum water and 35% of the maximum street impact fees that could be assessed. The resulting water impact fee assessment for the City of Kaufman will be \$1,099.80 per service unit, which is a 3/4" single family residential meter. The amount represents an increase of \$59.32 to the current standard water impact fee, or 5.70%. The resulting street impact fee assessment for the City of Kaufman will be \$1,289.93 per service unit, which is single peak hour trip generation. The amount represents an increase of \$4.69 to the current standard street impact fee, or 0.36%. Street impact fees are assessed at the rate for the various land use types, as shown below.

2019 Assessed Water Impact Fee per Service Unit (3/4" meter):	\$ 1,040.48
2020 Assessed Water Impact Fee per Service Unit (3/4" meter):	\$ 1,099.80
2019 Assessed Street Impact Fee - Residential (per dwelling unit):	\$ 1,156.72
2019 Assessed Street Impact Fee - Pub./Semi Pub. (per 1,000 SF):	\$ 449.83
2019 Assessed Street Impact Fee - General Office (per 1,000 SF):	\$ 1,927.86
2019 Assessed Street Impact Fee - Retail/Comm. (per 1,000 SF):	\$ 3,303.07
2019 Assessed Street Impact Fee - Industrial (per 1,000 SF):	\$ 784.00
2020 Assessed Street Impact Fee - Residential (per dwelling unit):	\$ 1,160.93
2020 Assessed Street Impact Fee - Pub./Semi Pub. (per 1,000 SF):	\$ 451.48
2020 Assessed Street Impact Fee - General Office (per 1,000 SF):	\$ 1,934.89
2020 Assessed Street Impact Fee - Retail/Comm. (per 1,000 SF):	\$ 3,315.11
2020 Assessed Street Impact Fee - Industrial (per 1,000 SF):	\$ 786.86

Introduction

The City of Kaufman is currently assessing impact fees for water and street infrastructure. The impact fees are used to fund or recover the capital costs associated with improving the water and street infrastructure necessary to support new development within the City's service areas. The City of Kaufman water system service area includes the area within the current city limits as well as within the City's 1-mile extraterritorial jurisdiction (ETJ). The City's street impact fee service area is based only on the area within the city limits. This Impact Fee Update covers the 2019-2029 period. Only projects that are identified as fully or partially funded by the City and attributable to future growth are considered impact fee eligible and included in this analysis.

A Capital Improvements Plan (CIP) is developed to determine the infrastructure projects available for impact fees in the 10-year period. City staff has developed Capital Improvement Plans to accommodate growth of the City's water system within the current ETJ, and expansion of the City's street network within the city limits.

Local Government Code, Chapter 395

This impact fee program update adheres to the Texas Local Government Code, Chapter 395 on *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments*. According to this state legislation, an impact fee is "a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development."

The law also states that impact fees may be used to pay for construction contract price, surveying and engineering fees, land acquisition costs, and consultants preparing or updating the capital improvements plan. Impact fees are not to pay for maintenance, operations or repair to existing or new infrastructure.

The basis for calculating impact fees on new development is the number of *service units* the development generates. Chapter 395 defines *service units* as a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years. The service units to be used for determining impact fees for the water and street infrastructure are defined in the applicable sections of this report.

Population Projections

Based on Census data, the current population of the City of Kaufman is lower than the population projected in the previous Impact Fee Update. The estimated population for 2019 is 7,509. This assumes the yearly growth rate of 1.64% between the last study's estimate of population for 2014 (6,997) and the Census Bureau's estimated population for 2018 (7,467) continued through 2019. The previous study estimated the 2019 population as 7,891, a difference of 382 people.

Using the projected growth rate from the North Central Texas Council of Government's (NCTCOG's) 2016 *Region C Water Plan*, the population projections for the City of Kaufman are provided in **Table 1** below. The projected growth rate for 2019 to 2029 is 2.26% per year.

Table 1: City of Kaufman Population Projections

Year	Population	
2018	7,467	*
2019	7,590	**
2020	7,762	
2021	7,937	
2022	8,116	
2023	8,300	
2024	8,487	
2025	8,679	
2026	8,875	
2027	9,076	
2028	9,281	
2029	9,491	

(Source: Census Bureau Estimate (*), growth rate from 2014 study to 2018 Census Estimate (**), and NCTCOG growth projections for years 2020-2030)

Existing Water System

The City of Kaufman's existing water supply and distribution system consists of a 1 million gallon (MG) capacity ground storage tank; two 0.25 MG capacity elevated storage tanks; a high service pump station consisting of one 1,000-gpm, one 1,100-gpm, and two 1,250-gpm pumps; and the associated pipelines, valves, and other appurtenances necessary to provide service to its customers. The current water distribution system operates as a single pressure plane. Surface water purchased from the North Texas Municipal Water District (NTMWD) supplies the system. The City receives its water via a 20-inch NTMWD pipeline with a maximum capacity of 7 million gallons per day (MGD). The City currently purchases as much as 3 MGD from the NTMWD.

The current system has the capacity to support usage of up to 4 MGD. The system's service area consists of approximately 3,041 service connections. Based on the City's current estimated population of 7,590, there are approximately 2.50 persons per connection.

Texas Commission on Environmental Quality (TCEQ) System Requirements

Per Chapter 290 of the *Texas Administrative Code on Environmental Quality*, a community water system such as the City of Kaufman's must provide a minimum water supply capacity to its customers. Systems utilizing surface water supplies must meet the capacity criteria listed in Section 290.45 (2) of the aforementioned code. The basis of the criteria is the number of service connections to the system, regardless of meter size. **Table 2** below lists the TCEQ minimum capacities based on the City of Kaufman's 3,041 connections, as well as the capacity provided by the existing system.

Table 2: TCEQ Minimum System Requirements

	TCEQ Criteria	TCEQ Minimum Capacities	City of Kaufman Existing Capacity
Total Storage (Ground + Elevated)	200 gallons per connection	608,000 gallons	1,500,000 gallons
Elevated Storage	100 gallons per connection for systems with more than 2,500 connections	304,000 gallons	500,000 gallons
Service Pump	Two or more pumps with 2.0 gpm per connection OR with 1,000 gpm to meet peak hourly demands with the largest pump out of service (whichever is less)	6,100 gpm (2.0 gpm per connection) OR 2,575 gpm (peak hourly demand) Therefore 2,575 gpm governs (2575 < 6100)	3,350 gpm firm capacity

290.45 (2)(E) a total storage capacity of 200 gallons per connection; (F) a service pump capacity that provides each pump station or pressure plane with two or more pumps that have a total capacity of 2.0 gpm per connection or that have a total capacity of at least 1,000 gpm and the ability to meet peak hourly demands with the largest pump out of service, whichever is less. (G) An elevated storage capacity of 100 gallons per connection is required for systems with more than 2,500 connections.

Table 2 demonstrates that the existing water system meets the minimum capacity criteria established by TCEQ. To meet the needs of future development, however, the water system will be required to meet the needs of additional connections through additional storage facilities and pumping capacity, and the extension of the existing distribution network into the areas of development.

Proposed Water Distribution System

The City of Kaufman's current population of 7,590 utilizes 3,041 meters, according to data provided by City staff. Based on meter data from September 2018 through August 2019, the average daily usage per connection is 271 gallons per day (gpd). This report assumes the average consumption rate will remain unchanged for the duration of the 2019-2029 impact fee period. Based on the population projections, the City's population will increase by 1,901 residents between 2019 and 2029. The resulting population of 9,491, at a density of 2.50 people per meter, will result in approximately 3,796 meter connections, an increase of 755 meters during the impact fee period. At the current average consumption rate of 271 gpd per connection, the 2029 population will place an approximately 1.03 MGD demand on the water system. **Table 3** below compares TCEQ minimum capacity requirements for the projected 2029 system to the current provided capacities.

Table 3: TCEQ Minimum System Requirements for 2029

	TCEQ Criteria	TCEQ Minimum Capacities	City of Kaufman Existing Capacity
Total Storage (Ground + Elevated)	200 gallons per connection	759,000 gallons	1,500,000 gallons
Elevated Storage	100 gallons per connection for systems with more than 2,500 connections	380,000 gallons	500,000 gallons
Service Pump	Two or more pumps with 2.0 gpm per connection OR with 1,000 gpm to meet peak hourly demands with the largest pump out of service (whichever is less)	7,600 gpm (2.0 gpm per connection) OR 3,215 gpm (peak hourly demand) Therefore 3,215 gpm governs (3215 < 7600)	3,350 gpm firm capacity

290.45 (2)(E) a total storage capacity of 200 gallons per connection; (F) a service pump capacity that provides each pump station or pressure plane with two or more pumps that have a total capacity of 2.0 gpm per connection or that have a total capacity of at least 1,000 gpm and the ability to meet peak hourly demands with the largest pump out of service, whichever is less. (G) An elevated storage capacity of 100 gallons per connection is required for systems with more than 2,500 connections.

TCEQ also requires that a water system maintain minimum pressures throughout the system due to maximum daily demand and fire events. Section 290.45 indicates that the minimum system pressure during a maximum day demand is to be 35 psi throughout the system. For a fire event, the residual pressure is to be no less than 20 psi throughout the system. In the 2009-2019 *Impact Fee Update* by Jacobs Engineering Group, Inc., a computer model created by others was cited as indicating that an increase in development would drop pressures below 35 psi for peak days and 20 psi during a fire event in the south west side of the City if no improvements were made to the existing system.

Water Impact Fee Service Unit

The service unit for the water impact fee is based on the water usage of the single-family residence, served in the City of Kaufman by ¾" meters. Larger meters are converted to Living Unit Equivalents (LUEs) based on the relative flow rates of the larger meter to a ¾" meter. For each meter larger than ¾", an LUE multiplier is applied to calculate the equivalent number of ¾" meters. The number of projected service units is determined by calculating the total number of LUEs in the City. **Table 4** below shows the conversion factors used for each meter size.

Table 4: Meter Conversion Table

Meter Size (in)	Max. Capacity (gpm)	LUE Multiplier
3/4	30	1.00
1	50	1.67
1-1/2	100	3.33
2	160	5.33
3	350	11.67
4	630	21.00
6	1,400	46.67
8	2,400	80.00
10	3,800	126.67

(Source: Meter Capacities from AWWA C700 for Displacement-Type Meters 3/4"-2",
AWWA C701 for Class II Turbine Meters 3"-10")

Based on the current meter distribution provided by City staff, the existing 3,041 meters are equivalent to 4,308 LUEs. Assuming the same ratio of meter sizes in 2029 as the current distribution, the future increase of 755 meters is equivalent to the addition of 1,010 3/4" residential meters. **Table 5** below outlines the current and 2029 breakdown of meters by size, and their associated LUEs.

Table 5: Living Unit Equivalents

Meter Size (in)	2019		2029	
	# of Meters	Living Unit Equivalent	# of Meters	Living Unit Equivalent
3/4	2,712	2,712	3,385	3,385
1	169	282	211	352
1-1/2	7	23	9	30
2	136	725	170	906
3	4	47	5	58
4	6	126	7	147
6	5	233	6	280
8	2	160	2	160
Total	3,041	4,308	3,796	5,318
2019-2029 Growth in LUEs				1,010

Water Capital Improvements Plan for 2019-2029

Due to the unpredictability of development, it is difficult to determine which future water lines identified in the CIP will be necessary in the next 10 years to support development. Therefore, in order to establish the capital cost eligible for impact fees, a percentage of the total cost of the CIP program was calculated to establish the 10-year total cost. This percentage is based on the projected increase in LUEs over the next 10 years compared to the estimated increase in LUEs to achieve full buildout of the service area.

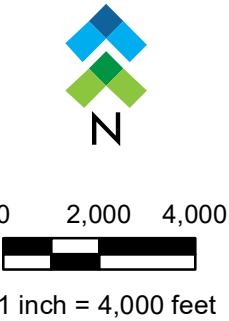
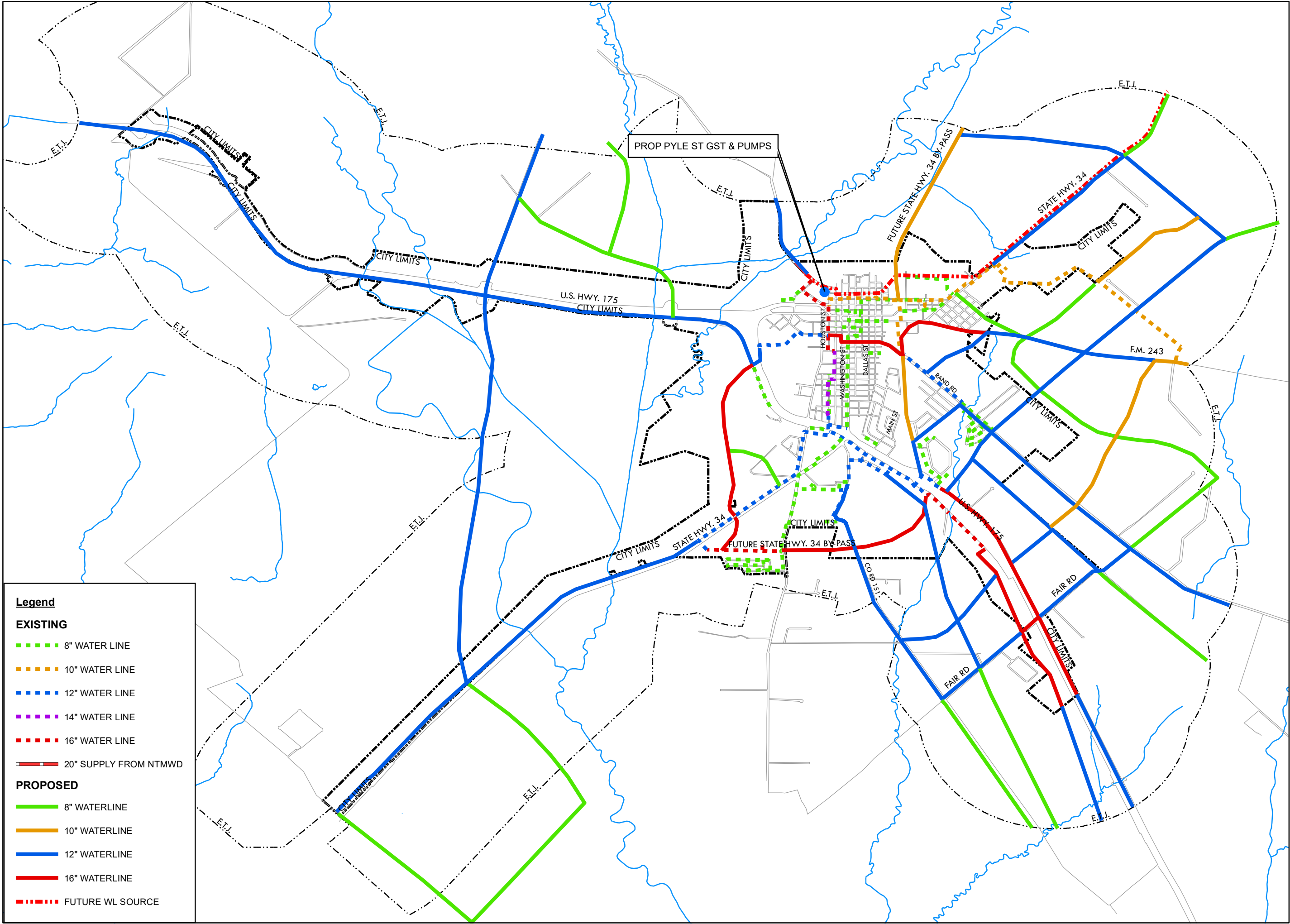
The 2014 study update established a full buildout population for the current 40.1 square mile ETJ area of approximately 30,100 people. Based upon the same assumptions used to project the 2029 LUEs, full buildout growth within the ETJ would equate to approximately 17,079 LUEs, or an increase of approximately 12,771 from the current 2019 estimate. The proposed 1,010 increase in LUEs over the next 10 years represents 7.9% of the full buildout increase. **Table 6** below outlines the current and ultimate buildout breakdown of meters by size, and their associated LUEs.

Table 6: Ultimate Buildout Living Unit Equivalents

Meter Size (in)	2019		Ultimate Buildout	
	# of Meters	Living Unit Equivalent	# of Meters	Living Unit Equivalent
3/4	2,712	2,712	10,737	10,737
1	169	282	669	1,117
1-1/2	7	23	28	93
2	136	725	538	2,868
3	4	47	16	187
4	6	126	24	504
6	5	233	20	933
8	2	160	8	640
Total	3,041	4,308	12,040	17,079
2019-Ultimate Buildout Growth in LUEs				12,771

The proposed water lines generally follow future streets as identified on the Thoroughfare Plan. The 500,000 gallon elevated water storage tank has been previously identified as a capital improvement on past CIP programs. The 2014 study update added the additional ground storage and pump station improvements associated with the addition of a secondary source of water from Terrell. **Figure 1** provides a conceptual layout of the proposed CIP water lines. **Table 7** identifies the costs associated with the proposed water facilities.

The total cost of the proposed water facilities necessary to support full buildout of the system is approximately \$93.7 million (2019 dollars). \$7.4 million (7.9%) of the total cost is attributable to projected growth during the 2019-2029 impact fee period.



Kaufman, Texas
Capital Improvement Plan
Figure 1
Water
2019-2029



Table 7: Impact Fee Capital Improvements Plan - Water Facilities

IMPACT FEE CAPITAL IMPROVEMENTS PLAN - WATER FACILITIES

Line Label	Size (in)	Length (lf)	Street Location	From	To	Eligible Total Cost	10-Year Cost
W1	12	19,000	US HWY 175	ETJ	W3-12"/W4-12"/W2-12"	\$5,225,000	\$412,800
W2	12	6,600	TBD	W1-12"/W3-12"/24-12"	ETJ	\$1,815,000	\$143,400
W3	12	7,800	TBD	ETJ	US HWY 175	\$2,145,000	\$169,500
W4	12	7,400	US HWY 175	W1-12"/W2-12"/W3-12"	TBD/W5-8"	\$2,035,000	\$160,800
W5	8	1,700	City Limit	W1-12"/W3-12"/W4-12"	US HWY 175	\$336,600	\$26,600
W6	12	4,300	US HWY 175	W5-8"/W4-12"	W7-12"/W4-16"	\$1,182,500	\$93,400
W7	12	250	TBD	W Fair St.	W6-12"/W4-16"	\$68,750	\$5,400
W8	12	3,600	Pyle St/FM 987	ETJ	Gorman St.	\$990,000	\$78,200
W9	10	7,300	Future State Highway 34 By-Pass	ETJ	TBD/W5-8"	\$1,730,100	\$136,700
W10	10	1,100	Future State Highway 34 By-Pass	TBD	First North St.	\$260,700	\$20,600
W11	12	6,500	TBD	Future State Highway 34 By-Pass	SH 34	\$1,787,500	\$141,200
W12	8	3,400	SH 34	FM 143	ETJ	\$673,200	\$53,200
W13	12	7,200	SH 34	Murrah Ln.	ETJ	\$1,980,000	\$156,400
W14	12	5,600	County Road 143	SH 34	FM 2727	\$1,540,000	\$121,700
W15	8	2,200	FM 2727	County Road 145	ETJ	\$435,600	\$34,400
W16	12	4,800	FM 2728	County Road 145	Ex. 10" Waterline	\$1,320,000	\$104,300
W17	10	5,000	TBD	County Road 143	Ex. 10" Waterline	\$1,185,000	\$93,600
W18	8	3,600	TBD	City Limit	FM 243	\$712,800	\$56,300
W19	12	2,700	FM 2727	FM 243	Ex. 10" Waterline	\$742,500	\$58,700
W20	12	2,700	FM 243	FM 2727	W21-10"/W23-10"	\$742,500	\$58,700
W21	10	800	FM 243	W20-12"/W23-10"	Crowell Rd.	\$189,600	\$15,000
W22	10	500	FM 243	Crowell Rd.	ETJ	\$118,500	\$9,400
W23	10	3,800	TBD	W29-8"/W30-8"	FM 243	\$900,600	\$71,100
W24	12	2,500	FM 2727	FM 243	W28-8"/W29-8"	\$687,500	\$54,300
W25	12	2,400	FM 243	W18-8"/W26-8"/W27-12"/W28-8"	FM 2727	\$660,000	\$52,100
W26	8	2,000	Ola St.	SH 34	W18-8"/W25-8"/W27-12"/W28-8"	\$396,000	\$31,300
W27	12	1,500	FM 243	City Limit	W18-8"/W25-8"/W26-12"/W28-8"	\$412,500	\$32,600
W28	8	3,000	TBD	FM 243	FM 2727	\$594,000	\$46,900
W29	8	3,700	TBD	FM 2727	W23-10"/W30-8"/W32-10"	\$732,600	\$57,900
W30	8	4,000	TBD	W32-10"/W23-10"	EJT	\$792,000	\$62,600
W31	8	3,800	TBD	Rand Rd. FM 1836	EJT	\$752,400	\$59,400
W32	10	3,600	TBD	Rand Rd. FM 1836	W29-8"/W30-8"/W23-10"	\$853,200	\$67,400
W33	12	2,600	FM 2727	Still Meadow Dr.	W24-12"/W28-8"/W29-8"	\$715,000	\$56,500
W34	12	3,100	TBD	Rand Rd. FM 1836	FM 243	\$852,500	\$67,300
W35	16	4,600	FM 243	Rand Rd. FM 1836	City Limits	\$1,798,600	\$142,100
W36	16	2,300	FM 1836	Washington St./SH 34		\$899,300	\$71,000
W37	16	800	Jackson St./Grove St.	Houston St.	Washington St./SH 34	\$312,800	\$24,700
W38	10	4,000	TBD	Rand Rd. FM 1836	Elizabeth St.	\$948,000	\$74,900
W39	12	2,500	Elizabeth St.	W38-10"/W64-12"	Rand Rd./FM 1836	\$687,500	\$54,300

IMPACT FEE CAPITAL IMPROVEMENTS PLAN - WATER FACILITIES

Line Label	Size (in)	Length (lf)	Street Location	From	To	Eligible Total Cost	10-Year Cost
W40	12	1,500	TBD	Rand Rd. FM 1836	W41-12"/W43-12"	\$412,500	\$32,600
W41	12	1,800	TBD	US HWY 175	W40-12"/W43-12"	\$495,000	\$39,100
W42	12	4,700	Rand Rd. FM 1836	City Limit	W32-10"/W44-10"/W46-12"	\$1,292,500	\$102,100
W43	12	4,300	TBD	City Limit	W44-10"/W45-12"/W51-12"	\$1,182,500	\$93,400
W44	10	1,400	TBD	W42-12"/W32-10"/W46-12"	W43-12"/W45-12"/W51-12"	\$331,800	\$26,200
W45	12	2,700	TBD	W43-12"/W44-10"/W51-12"	W47-12"/W49-8"/W50-12"	\$742,500	\$58,700
W46	12	2,900	Rand Rd. FM 1836	W32-10"/W44-10"	W31-8"/W47-12"/W48-12"	\$797,500	\$63,000
W47	12	1,600	Fair Rd.	FM 161	Rand Rd. FM 1836	\$440,000	\$34,800
W48	12	4,700	Rand Rd. FM 1836	Fair Rd.	ETJ	\$1,292,500	\$102,100
W49	8	5,900	TBD	Fair Rd.	ETJ	\$1,168,200	\$92,300
W50	12	3,300	Fair Rd.	US HWY 175	W45-12"/W47-12"/W49-8"	\$907,500	\$71,700
W51	12	2,200	TBD	US HWY 175	City Limits	\$605,000	\$47,800
W52	16	4,000	US HWY 175	TBD/W41-12"	TBD/W51-12"	\$1,564,000	\$123,600
W53	16	2,700	US HWY 175	TBD/W51-12"	Fair Rd.	\$1,055,700	\$83,400
W54	16	6,500	US HWY 175	Fair Rd.	City Limits	\$2,541,500	\$200,800
W55	16	3,400	US HWY 175	Fair Rd.	City Limits	\$1,329,400	\$105,000
W56	16	1,000	Fair Rd.	City Limit	City Limits	\$391,000	\$30,900
W57	16	2,700	US HWY 175	W58-16"/W59-12"	Fair Rd.	\$1,055,700	\$83,400
W58	16	1,100	US HWY 175	W58-16"	W57-16"/W59-12"	\$430,100	\$34,000
W59	12	800	TBD	City Limit	US HWY 175	\$220,000	\$17,400
W60	12	1,800	TBD	Abandoned Rail Road	City Limits	\$495,000	\$39,100
W61	12	2,300	TBD	W60-12"/W62-12"/W67-12"	Fair Rd.	\$632,500	\$50,000
W62	12	5,500	TBD	City Limit	W60-12"/W61-12"/W67-12"	\$1,512,500	\$119,500
W64	12	1,600	Future State Highway 34 By-Pass	W38-10"/W64-12"	Fair St.	\$440,000	\$34,800
W65	12	3,300	County Road 151	Hampton Dr.	Future State Highway 34 By-Pass	\$907,500	\$71,700
W66	12	2,600	County Road 151	Future State Highway 34 By-Pass	ETJ	\$715,000	\$56,500
W67	12	2,500	TBD	ETJ	Abandoned Rail Road	\$687,500	\$54,300
W68	12	3,200	County Road 151	ETJ	Fair Rd.	\$880,000	\$69,500
W69	16	2,100	Future State Highway 34 By-Pass	County Road 151	W62-12"/W63-12"	\$821,100	\$64,900
W70	16	2,800	Future State Highway 34 By-Pass	FM 1388	County Road 151	\$1,094,800	\$86,500
W71	16	1,700	TBD	Future State Highway 34 By-Pass	Washington St./SH 34	\$664,700	\$52,500
W72	16	3,100	TBD	W73-8"/W74-16"	Washington St./SH 34	\$1,212,100	\$95,800
W73	8	2,900	TBD	W72-16"/W74-16"	Washington St./SH 34	\$574,200	\$45,400
W74	16	4,400	TBD	US HWY 175	W72-16"/W73-8"	\$1,720,400	\$135,900
W75	12	3,600	FM 1388	Washington St./SH 34	Future State Highway 34 By-Pass	\$990,000	\$78,200
W76	12	11,300	Washington St./SH 34	Future State Highway 34 By-Pass	W77-8"/W79-12"/W80-12"	\$3,107,500	\$245,500
W77	8	5,400	TBD	W77-8"/W79-12"/W80-12"	ETJ	\$1,069,200	\$84,500
W78	8	5,500	TBD	TBD/W79-12"	ETJ	\$1,089,000	\$86,000
W79	12	7,800	Washington St./SH 34	W80-12"/W77-8"/W76-12"	ETJ	\$2,145,000	\$169,500



IMPACT FEE CAPITAL IMPROVEMENTS PLAN - WATER FACILITIES

Line Label	Size (in)	Length (lf)	Street Location	From	To	Eligible Total Cost	10-Year Cost
W80	12	8,500	TBD	ETJ	Washington St./SH 34	\$2,337,500	\$184,700
W81	12	21,120	Terrell Water Line	Terrel	Pyle St. Pump Station	\$5,808,000	\$458,800
Total Length (FT)		316,470					

Facility Label			Description	Capacity		Eligible Total Cost	10-Year Cost
ET1			Southside Elevated Tank	500,000 gallons		\$1,942,000	\$153,400
GST1			Pyle St. Ground Storage Tank	4,000,000 gallons		\$3,942,000	\$311,400
HSP1			Pyle St. High Service Pumps	2 @ 2,500 gpm		\$464,000	\$36,700
Total Eligible Improvement Cost						\$93,716,750	
Total Eligible 10-Year Improvement Cost							\$7,404,100
Total City Cost Impact per Service Unit							\$7,331
Maximum Impact Fee (50%) per Service Unit							\$3,666

Water Impact Fee

Water Maximum Impact Fee per Service Unit Calculation

In accordance with Chapter 395 of the Texas Local Government code, the cost per service unit is calculated using the total capital improvement cost divided by “the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions.” The maximum impact fee per service unit is calculated as 50% of the cost per service unit.

The water impact fee cost per service unit is calculated by dividing the total eligible 10-year capital improvement cost by the 10-year increase in LUEs. As previously stated, the proposed 10-year eligible capital improvement cost for proposed water facilities is \$7.4 million. The cost per service unit over the 10-year period is:

$$\text{Cost per Service Unit} = \frac{\$7,404,100}{1,010 \text{ LUEs}} = \$7,331$$

Due to the requirement in Chapter 395.014(7)(B) only 50% of the cost per service unit can be assessed:

$$\text{Maximum Impact Fee per Service Unit} = \$7,331 \times 50\% = \$3,666$$

Assessed Water Impact Fee

On December 16, 2019, the City Council approved an assessment of 30% of the maximum assessable water impact fee per service unit for 2020, via the adoption of Ordinance No. O-32-19. The ordinance is included in this program update as **Appendix B**. The impact fee will increase by 2% of the maximum assessable fee each year between 2020 and 2024. The resulting water impact fees that will be assessed for the next 5 years by the City of Kaufman against new development in the City are shown below in **Table 8**.

Table 8: Water Impact Fee Rate Schedule

Meter Size (in)	Meter Equivalents	2020 Assessment Rate (30%)	2021 Assessment Rate (32%)	2022 Assessment Rate (34%)	2023 Assessment Rate (36%)	2024 Assessment Rate (38%)
3/4	1.00	\$1,099.80	\$1,173.12	\$1,246.44	\$1,319.76	\$1,393.08
1	1.67	\$1,836.67	\$1,959.11	\$2,081.55	\$2,204.00	\$2,326.44
1-1/2	3.33	\$3,662.33	\$3,906.49	\$4,150.65	\$4,394.80	\$4,638.96
2	5.33	\$5,861.93	\$6,252.73	\$6,643.53	\$7,034.32	\$7,425.12
3	11.67	\$12,834.67	\$13,690.31	\$14,545.95	\$15,401.60	\$16,257.24
4	21.00	\$23,095.80	\$24,635.52	\$26,175.24	\$27,714.96	\$29,254.68
6	46.67	\$51,327.67	\$54,749.51	\$58,171.35	\$61,593.20	\$65,015.04
8	80.00	\$87,984.00	\$93,849.60	\$99,715.20	\$105,580.80	\$111,446.40
10	126.67	\$139,311.67	\$148,599.11	\$157,886.55	\$167,174.00	\$176,461.44

Roadway Facilities

The City of Kaufman assesses impact fees for the widening and extension of existing roadways, and for the construction of new roadways, for the purposes of serving new development. The land use plan and thoroughfare plan are critical in evaluating the roadway facilities as they relate to population growth. The land use assumptions are based on the *Future Land Use Plan* prepared by Tim F. Glendening & Associates, Inc., dated September 2013. Review of this Future Land Use Plan was performed by City staff and the CIAC to verify its relevance for the 2019 Impact Fee Program update. The *Future Thoroughfare Plan*, prepared in conjunction with the *Future Land Use Plan*, is the basis for the CIP for Streets. Estimated existing land use allocations were calculated based on the land use information provided in the 2014 update adjusted for the City of Kaufman's population growth between 2014 and 2019. Future projected land use allocations for 2029 were also calculated.

Table 10 reflects the existing and projected 2029 land use allocations. **Table 11** reflects the existing and projected ultimate buildout land use allocations.

Street Impact Fee Service Unit

An increase in developed land generates an increased number of vehicle trips associated with the development. Each land use type has different traffic patterns and generates a varying number of vehicle trips. These vehicle trips form the basis of the service unit for the street impact fee. The peak hour trip rates from **Table 9** below are used to calculate the peak hour trips generated by the projected increase in developed land, by land use type, in **Table 10** and **Table 11**.

Table 9: Trip Generation Rates for Selected Land Uses

Land Use Type	Unit	Average Coverage/Acre	Peak Hour Trip Rate
Residential	Dwelling Unit	4 units	0.90
Public/Semi-Public	per 1,000 SF GFA	35%	0.35
General Office	per 1,000 SF GFA	25%	1.50
Commercial/Retail	per 1,000 SF GFA	25%	2.57
Industrial	per 1,000 SF GFA	35%	0.61

(Adapted from the Institute of Transportation Engineers Manual)

GFA - Gross Floor Area

Table 10: Land Use and Peak Hour Trips 2019-2029

Land Use Type	2019 Land Use - For 7,590 People				2029 Land Use - For 9,491 People			
	Total Gross Acres per Future Land Use	Percent of Gross	Estimated Developed Acres	Peak Hour Trip Generation	Projected Developed Acres	Percent of Developed	Equivalent Annual Growth Rate from 2019 to 2029	Peak Hour Trip Generation
Residential	2,431	50.1%	676	2,432	845	30.0%	2.26%	3,041
Commercial	1,053	21.7%	150	4,188	169	6.0%	1.20%	4,719
Industrial	77	1.6%	58	537	67	2.4%	1.56%	626
Parks	254	5.2%	254		254	9.0%	0.00%	
Public/Semi Public	447	9.2%	240	1,282	255	9.0%	0.58%	1,359
Streets/Alleys	589	12.1%	561		593	21.1%	0.56%	
Vacant Developed			835		634			
Total	4,850		2,773	8,439	2,817			9,746
Difference from 2019-2029								1,306

Table 11: Land Use and Peak Hour Trips in 2019-Ultimate Buildout

Land Use Type	2019 Land Use - For 7,590 People				Ultimate Buildout Land Use - For 22,380 People*			
	Total Gross Acres per Future Land Use	Percent of Gross	Estimated Developed Acres	Peak Hour Trip Generation	Projected Developed Acres	Percent of Developed	Equivalent Annual Growth Rate	Peak Hour Trip Generation
Residential	2,431	50.1%	676	2,432	1,992	41.1%	n/a	7,172
Commercial	1,053	21.7%	150	4,188	827	17.1%	n/a	23,144
Industrial	77	1.6%	58	537	72	1.5%	n/a	668
Parks	254	5.2%	254		254	5.2%	n/a	
Public/Semi Public	447	9.2%	240	1,282	426	8.8%	n/a	2,275
Streets/Alleys	589	12.1%	561		1,279	26.4%	n/a	
Vacant Developed			835					
Total	4,850		2,773	8,439	4,850			33,259
* Ultimate Buildout based on current city limits. Population projected from ultimate buildout residential acreage at current population density.								Difference from 2019 to Ultimate Buildout
								24,820

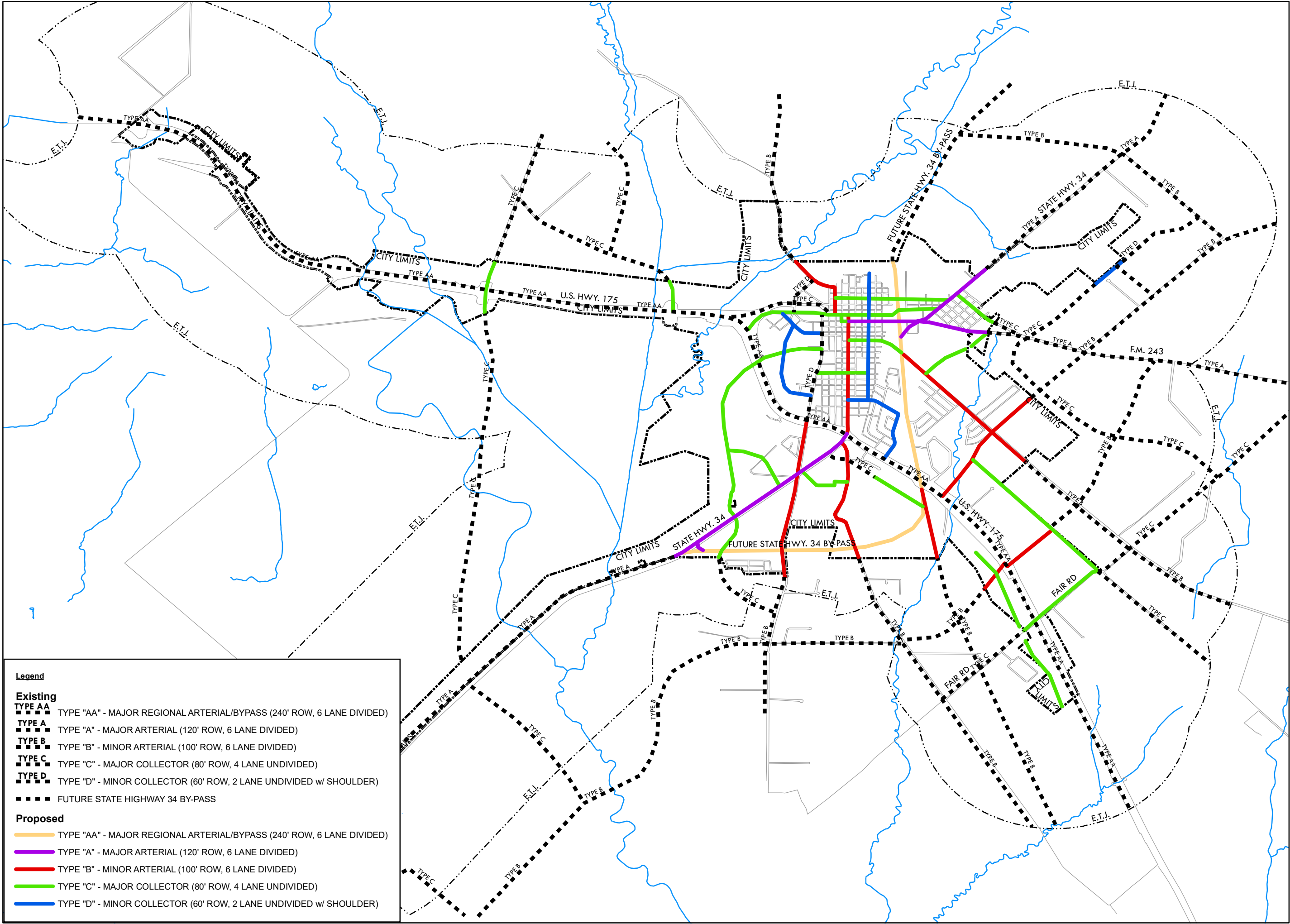
Streets Capital Improvements Plan for 2019-2029

The projected growth of 1,901 people and the development of 44 additional acres of land will require capacity improvements to and expansion of the City's existing roadway system. **Figure 2** shows the Capital Improvement Plan for Streets for the City of Kaufman. The roadway projects identified on the map were originally developed as part of the 2014 study update, in coordination with the update to the land use assumptions. City staff have identified projects which have been partially or fully completed since the 2014 update, and the roster of CIP street projects has been revised accordingly.

The unpredictability of development makes it difficult to determine which future streets identified in the CIP program will become necessary during the 10-year study window. In order to establish the capital costs eligible for impact fees, a percentage of the total cost of the CIP program was calculated to establish the 10-year cost. This percentage is based on the projected increase in peak hour trips over the next 10 years compared to the estimated increase in peak hour trips generated by full buildout of the service area, which consists of the current city limits. Based upon the same assumptions used to project the 2029 peak hour trips, full buildout growth within the city limits would equate to approximately 33,259 peak hour trips, or an increase of approximately 24,820 from the current 2019 estimate. The proposed 1,306 increase in peak hour trips over the next 10 years represents 5.3% of the full buildout increase.

Table 12 lists the streets and highways that will would be constructed to support the complete buildout of the existing city limits. State highways are assumed to receive 50% participation by the City unless otherwise noted. In addition, existing county roads turned over to the City will be included in the fee calculation. Projects with zero City participation, such as US 175, have been excluded from the CIP list.

The total cost of the proposed street facilities necessary to support full buildout of the system is approximately \$244.7 million (2019 dollars). Of the total cost, \$181.7 million is impact fee eligible based on the City of Kaufman's participation stake in the projects. \$9.6 million (5.3%) of the total eligible cost is attributable to projected growth during the 2019-2029 impact fee period.



Legend

Existing

TYPE AA

TYPE A

TYPE B

TYPE C

TYPE D

TYPE "AA" - MAJOR REGIONAL ARTERIAL/BYPASS (240' ROW, 6 LANE DIVIDED)

TYPE "A" - MAJOR ARTERIAL (120' ROW, 6 LANE DIVIDED)

TYPE "B" - MINOR ARTERIAL (100' ROW, 6 LANE DIVIDED)

TYPE "C" - MAJOR COLLECTOR (80' ROW, 4 LANE UNDIVIDED)

TYPE "D" - MINOR COLLECTOR (60' ROW, 2 LANE UNDIVIDED w/ SHOULDER)

FUTURE STATE HIGHWAY 34 BY-PASS

Proposed

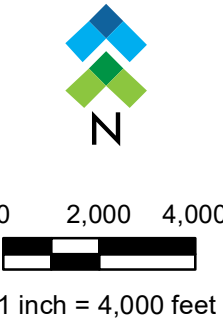
TYPE "AA" - MAJOR REGIONAL ARTERIAL/BYPASS (240' ROW, 6 LANE DIVIDED)

TYPE "A" - MAJOR ARTERIAL (120' ROW, 6 LANE DIVIDED)

TYPE "B" - MINOR ARTERIAL (100' ROW, 6 LANE DIVIDED)

TYPE "C" - MAJOR COLLECTOR (80' ROW, 4 LANE UNDIVIDED)

TYPE "D" - MINOR COLLECTOR (60' ROW, 2 LANE UNDIVIDED w/ SHOULDER)



Kaufman, Texas
Capital Improvement Plan
Figure 2
Streets
2019-2029



Table 12: Impact Fee Capital Improvements Plan - Street Facilities

IMPACT FEE CAPITAL IMPROVEMENTS PLAN - STREET FACILITIES

Label	Type	Length (LF)	Street Name	From	To	Total Cost	% City	Eligible Total Cost	10-Year Cost
S3	C	1,100	TBD	US 175/S52	South to Corporate Limits	\$1,549,900	100%	\$1,549,900	\$82,100
S5	C	1,400	TBD	US 175	North to Corporate Limits	\$1,972,600	100%	\$1,972,600	\$104,500
S7	C	2,600	SH 243	US 175	N. Shannon St	\$3,663,400	50%	\$1,831,700	\$97,100
S8	D	1,800	N Shannon St	W. Grove St	W. Pyle St	\$1,533,600	100%	\$1,533,600	\$81,300
S9	B	1,100	W. Pyle St/FM 987	Corporate Limits	Shannon St	\$2,005,300	25%	\$501,325	\$26,600
S10	B	1,400	W. Pyle St/FM 987	Shannon St	First North St	\$2,552,200	25%	\$638,050	\$33,800
S11	B	800	Jefferson St	First North St	Grove St	\$1,458,400	100%	\$1,458,400	\$77,300
S12	C	1,300	First North St	Jefferson St	Dallas St	\$1,831,700	100%	\$1,831,700	\$97,100
S13	C	1,100	First North St	Dallas St	Future State Highway 34 Bypass	\$1,549,900	100%	\$1,549,900	\$82,100
S14	C	2,000	First North St	Future State Highway 34 Bypass	SH 34	\$2,818,000	100%	\$2,818,000	\$149,400
S15	A	400	SH 34	SH 34	Ola St	\$871,200	50%	\$435,600	\$23,100
S16	A	160	SH 34	Ola St	City Limit	\$348,480	50%	\$174,240	\$9,200
S17	C	1,900	Ola St	SH 34	City Limit	\$2,677,100	100%	\$2,677,100	\$141,900
S19	A	600	SH 34	First North St	Grove St	\$1,306,800	50%	\$653,400	\$34,600
S20	A	1,000	SH 34	Hillcrest St	Grove St	\$2,178,000	50%	\$1,089,000	\$57,700
S21	A	1,000	TBD	Future State Highway 34 Bypass	Hillcrest St	\$2,178,000	100%	\$2,178,000	\$115,400
S22	A	800	Mulberry St/ SH 34	Future State Highway 34 Bypass	Hillcrest St	\$1,742,400	50%	\$871,200	\$46,200
S23	A	1,200	Mulberry St/ SH 34	Dallas St	Future State Highway 34 Bypass	\$2,613,600	50%	\$1,306,800	\$69,300
S24	A	800	Mulberry St/ SH 34	Washington St	Dallas St	\$1,742,400	50%	\$871,200	\$46,200
S25	C	600	Jackson St/Mulberry St/ FM 243	Grove St	Washington St	\$845,400	50%	\$422,700	\$22,400
S26	C	1,200	Grove St	Dallas St	Future State Highway 34 Bypass	\$1,690,800	100%	\$1,690,800	\$89,600
S27	C	1,300	Grove St	Jackson St	Dallas St	\$1,831,700	100%	\$1,831,700	\$97,100
S28	C	300	Grove St	Clay St	Jackson St	\$422,700	100%	\$422,700	\$22,400
S29	C	1,200	Grove St	Shannon St	Houston St	\$1,690,800	100%	\$1,690,800	\$89,600
S30	C	500	Grove St	Nash St	Shannon St	\$704,500	100%	\$704,500	\$37,300
S31	C	1,700	Grove St	Fair St	Barnes St	\$2,395,300	100%	\$2,395,300	\$127,000
S33	D	700	Nash Dr	Grove St	Ebo St	\$596,400	100%	\$596,400	\$31,600
S34	D	1,200	Nash Dr	Ebo St	Houston St	\$1,022,400	100%	\$1,022,400	\$54,200
S35	D	1,300	TBD	Nash Dr	Pridmore St	\$1,107,600	100%	\$1,107,600	\$58,700
S36	D	800	Houston St	Nash Dr	Pridmore St	\$681,600	100%	\$681,600	\$36,100
S37	C	1,500	Pridmore St	S35-D	Houston St	\$2,113,500	100%	\$2,113,500	\$112,000
S38	D	1,100	Houston St	Pridmore St	14th St	\$937,200	100%	\$937,200	\$49,700
S39	D	1,100	Houston St	14th St	Bacon St	\$937,200	100%	\$937,200	\$49,700
S40	D	2,800	TBD	Pridmore St	Houston St	\$2,385,600	100%	\$2,385,600	\$126,400
S41	C	1,100	Pridmore St	Fair St	S35-D/S40-D	\$1,549,900	100%	\$1,549,900	\$82,100
S42	C	4,600	TBD	S43-C/S44-C	Fair St	\$6,481,400	100%	\$6,481,400	\$343,500
S43	C	3,100	TBD	S42-C/S44-C	Washington St/SH 34	\$4,367,900	100%	\$4,367,900	\$231,500
S44	C	2,900	TBD	S42-C/S44-C	Washington St/SH 35	\$4,086,100	100%	\$4,086,100	\$216,600
S45	A	800	Washington St/SH 34	S112-A/S91-AA	S92-A	\$1,742,400	50%	\$871,200	\$46,200
S46	A	1,900	Washington St/SH 34	S92-A	S44-C	\$4,138,200	50%	\$2,069,100	\$109,700
S47	A	2,300	Washington St/SH 34	S43-C/S44-C	S44-C	\$5,009,400	50%	\$2,504,700	\$132,700
S48	A	900	Washington St/SH 34	S44-C	S71-B	\$1,960,200	50%	\$980,100	\$51,900
S49	A	200	Washington St/SH 34	FM 1388	Cates Dr	\$435,600	50%	\$217,800	\$11,500

IMPACT FEE CAPITAL IMPROVEMENTS PLAN - STREET FACILITIES

Label	Type	Length (LF)	Street Name	From	To	Total Cost	% City	Eligible Total Cost	10-Year Cost
S50	A	1,300	Washington St/SH 34	Cates Dr	S51-A/S551-C	\$2,831,400	50%	\$1,415,700	\$75,000
S51	A	700	Washington St/SH 34	TBD	Old Kemp HWY	\$1,524,600	50%	\$762,300	\$40,400
S52	A	400	Washington St/SH 34	Old Kemp HWY	Fair St	\$871,200	50%	\$435,600	\$23,100
S53	B	1,600	Washington St/SH 34	Fair St	9th St	\$2,916,800	50%	\$1,458,400	\$77,300
S54	B	1,300	Washington St/SH 34	9th St	4th St	\$2,369,900	50%	\$1,184,950	\$62,800
S55	B	1,500	Washington St/SH 34	4th St	Temple St	\$2,734,500	50%	\$1,367,250	\$72,500
S56	B	1,200	Washington St/SH 34	Temple St	Mulberry St/SH 34	\$2,187,600	50%	\$1,093,800	\$58,000
S57	D	1,200	Dallas St	Silver Trail St	First North St	\$1,022,400	100%	\$1,022,400	\$54,200
S58	D	800	Dallas St	First North St	Grove St	\$681,600	100%	\$681,600	\$36,100
S59	D	300	Dallas St	Grove St	Mulberry St/SH 34	\$255,600	100%	\$255,600	\$13,500
S60	D	900	Dallas St	Mulberry St/SH 34	Temple St	\$766,800	100%	\$766,800	\$40,600
S61	D	1,500	Dallas St	Temple St	4th St	\$1,278,000	100%	\$1,278,000	\$67,700
S62	D	1,300	Dallas St	4th St	9th St	\$1,107,600	100%	\$1,107,600	\$58,700
S63	D	700	9th St	Washington St/SH 34	Dallas St	\$596,400	100%	\$596,400	\$31,600
S64	D	3,500	9th St	Dallas St	Fair St	\$2,982,000	100%	\$2,982,000	\$158,000
S65	B	900	County Rd 151	S51-A/S52-A	TBD/S107-C	\$1,640,700	100%	\$1,640,700	\$87,000
S66	B	1,000	County Rd 151 (2 of 6 Lanes Complete)	TBD/S107-C	Hampton Dr	\$1,221,410	100%	\$1,221,410	\$64,700
S67	B	3,400	County Rd 151 (2 of 6 Lanes Complete)	Hampton Dr	Future State Highway 34 Bypass	\$4,152,794	100%	\$4,152,794	\$220,100
S68	B	500	County Rd 151 (2 of 6 Lanes Complete)	Future State Highway 34 Bypass	City Limits	\$610,705	100%	\$610,705	\$32,400
S69	B	1,200	S. Houston St/ FM 1390	Future State Highway 34 Bypass	City Limits	\$2,187,600	50%	\$1,093,800	\$58,000
S70	B	3,600	S. Houston St/ FM 1388	Future State Highway 34 Bypass	Washington St/SH 34	\$6,562,800	50%	\$3,281,400	\$173,900
S71	B	2,500	S. Houston St/ FM 1389	Washington St/SH 34	Fair St	\$4,557,500	50%	\$2,278,750	\$120,800
S72	C	700	Temple St	Washington St/SH 35	Dallas St	\$986,300	100%	\$986,300	\$52,300
S73	C	2,200	Temple St/Rand Rd/FM 1836	Dallas St	Future State Highway 34 Bypass	\$3,099,800	50%	\$1,549,900	\$82,100
S74	B	1,300	Temple St/Rand Rd/FM 1837	Future State Highway 34 Bypass	TBD/S93-C	\$2,369,900	50%	\$1,184,950	\$62,800
S75	B	3,700	Temple St/Rand Rd/FM 1838	Temple St/Rand Rd/FM 1838	Still Meadow Dr	\$6,745,100	50%	\$3,372,550	\$178,700
S76	B	1,800	Temple St/Rand Rd/FM 1839	Still Meadow Dr	City Limits	\$3,281,400	50%	\$1,640,700	\$87,000
S77	B	2,100	TBD	Fair St	TBD/S94-C	\$3,828,300	100%	\$3,828,300	\$202,900
S78	B	1,500	TBD	TBD/S94-C	Temple St/Rand Rd/FM 1836	\$2,734,500	100%	\$2,734,500	\$144,900
S79	B	2,200	TBD	Temple St/Rand Rd/FM 1838	City Limits	\$4,010,600	100%	\$4,010,600	\$212,600
S80	AA	1,700	State Highway 34 Bypass (North)	City Limit	First North St	\$5,865,000	12%	\$703,800	\$37,300
S81	AA	600	State Highway 34 Bypass (North)	First North St	Grove St	\$2,070,000	12%	\$248,400	\$13,200
S82	AA	500	State Highway 34 Bypass (North)	Grove St	Mulberry St/SH 34	\$1,725,000	12%	\$207,000	\$11,000
S83	AA	700	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	Mulberry St/SH 34	Temple St/Rand Rd/ FM 1836	\$796,950	12%	\$95,634	\$5,100
S84	AA	6,700	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	S21-A	Temple St/Rand Rd/ FM 1836	\$7,627,950	12%	\$915,354	\$48,500
S85	AA	5,900	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	Temple St/Rand Rd?FM 1836	Fair St	\$6,717,150	12%	\$806,058	\$42,700



IMPACT FEE CAPITAL IMPROVEMENTS PLAN - STREET FACILITIES

Label	Type	Length (LF)	Street Name	From	To	Total Cost	% City	Eligible Total Cost	10-Year Cost
S86	AA	1,200	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	Fair St	TBD/S107-C	\$1,366,200	90%	\$1,229,580	\$65,200
S87	AA	3,600	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	TBD/S107-C	County Rd 151	\$4,098,600	90%	\$3,688,740	\$195,500
S88	AA	2,800	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	S. Houston St/FM 1388	County Rd 152	\$3,187,800	90%	\$2,869,020	\$152,100
S89	AA	2,400	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	S45-C/S44-C	S. Houston St/FM 1388	\$2,732,400	90%	\$2,459,160	\$130,300
S90	AA	700	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	TBD/S92-A	S45-C/S44-C	\$796,950	90%	\$717,255	\$38,000
S91	AA	900	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	S112-A/S45-A	S92-A	\$1,024,650	90%	\$922,185	\$48,900
S92	C	900	TBD	City Limit	Mulberry St/SH 34	\$1,268,100	100%	\$1,268,100	\$67,200
S93	C	1,900	TBD	Temple St/Rand Rd/ FM 1836	City Limit	\$2,677,100	100%	\$2,677,100	\$141,900
S94	C	1,400	TBD	S77-B/S78-B	City Limit	\$1,972,600	100%	\$1,972,600	\$104,500
S95	C	2,900	TBD	City Limit	S103-B/S96-C	\$4,086,100	100%	\$4,086,100	\$216,600
S96	C	2,700	TBD	TBD/S103-B	Fair Rd	\$3,804,300	100%	\$3,804,300	\$201,600
S97	C	3,500	TBD	US HWY 175	City Limit	\$4,931,500	100%	\$4,931,500	\$261,400
S98	C	600	Fair Rd	City Limit	US HWY 175	\$845,400	100%	\$845,400	\$44,800
S99	C	2,600	Fair Rd	S101-B/S102-B	City Limit	\$3,663,400	100%	\$3,663,400	\$194,200
S100	C	1,300	TBD	S101-B/S102-B	TBD	\$1,831,700	100%	\$1,831,700	\$97,100
S101	B	800	TBD	City Limit	S100-C	\$1,458,400	100%	\$1,458,400	\$77,300
S102	B	600	TBD	S100-C	US HWY 175	\$1,093,800	100%	\$1,093,800	\$58,000
S103	B	2,400	County Rd 166	US HWY 175	City Limits	\$4,375,200	100%	\$4,375,200	\$231,900
S104	C	3,400	TBD	Kings Fort PKWY	City Limits	\$4,790,600	100%	\$4,790,600	\$253,900
S105	B	3,200	TBD	US HWY 175	City Limit	\$5,833,600	100%	\$5,833,600	\$309,200
S106	C	1,000	TBD	City Limit	City Limit	\$1,409,000	100%	\$1,409,000	\$74,700
S108	C	1,200	4th St	Houston St	Washington St/ SH 34	\$1,690,800	100%	\$1,690,800	\$89,600
S109	C	800	4th St	Washington St/SH 34	Dallas St	\$1,127,200	100%	\$1,127,200	\$59,700
S110	D	1,200	TBD	City Limit	City Limit	\$1,022,400	100%	\$1,022,400	\$54,200
S111	D	1,100	Houston St	Bacon St	Fair St	\$937,200	100%	\$937,200	\$49,700
Total Projected Cost						\$244,669,639			
Total Eligible Improvement Cost								\$181,686,260	
Total Eligible 10-Year Improvement Cost									\$9,629,400
Total City Cost Impact per Service Unit									\$7,371
Maximum Impact Fee (50%) per Service Unit									\$3,686

Denotes project is partially constructed. Total Cost is for remaining lanes.

Roadway Types	
AA -	Major Regional Arterial/Bypass (240' ROW, 6 Lane Divided)
A -	Major Arterial (120' ROW, 6 Lane Divided)
B -	Minor Arterial (100' ROW, 6 Lane Divided)
C -	Major Collector (80' ROW, 4 Lane Undivided)
D -	Minor Collector (60' ROW, 2 Lane Undivided w/ Shoulders)

Street Impact Fee

Street Maximum Impact Fee per Service Unit Calculation

In accordance with Chapter 395 of the Texas Local Government code, the cost per service unit is calculated using the total capital improvement cost divided by “the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions.” The maximum impact fee per service unit is calculated as 50% of the cost per service unit.

The street impact fee cost per service unit is calculated by dividing the total eligible 10-year capital improvement cost by the 10-year increase in peak hour trips. As previously stated, the proposed 10-year eligible capital improvement cost for proposed street facilities is \$9.6 million. The cost per service unit over the 10-year period is:

$$\text{Cost per Service Unit} = \frac{\$9,629,400}{1,306 \text{ peak hour trips}} = \$7,371$$

Due to the requirement in Chapter 395.014(7)(B) only 50% of the cost per service unit can be assessed:

$$\text{Maximum Impact Fee per Service Unit} = \$7,371 \times 50\% = \$3,686$$

Table 13: City of Kaufman Maximum Street Impact Fees by Land Use Type

Land Use Type	Unit	Peak Hour Trip Rate	Fee by Land Use Type
Residential	Dwelling Unit	0.90	\$3,316.95
Public/Semi-Public	per 1,000 SF GFA	0.35	\$1,289.93
General Office	per 1,000 SF GFA	1.50	\$5,528.25
Commercial/Retail	per 1,000 SF GFA	2.57	\$9,471.74
Industrial	per 1,000 SF GFA	0.61	\$2,248.16

GFA - Gross Floor Area

Assessed Street Impact Fee

On December 16, 2019, the City Council approved an assessment of 35% of the maximum assessable street impact fee per service unit for 2020 via the adoption of Ordinance No. O-33-19. The ordinance is included in this program update as **Appendix C**. The impact fee will increase by 2% of the maximum assessable fee each year between 2020 and 2024. The resulting street impact fees that will be assessed by the City of Kaufman against new development in the City are shown below in **Table 14**.

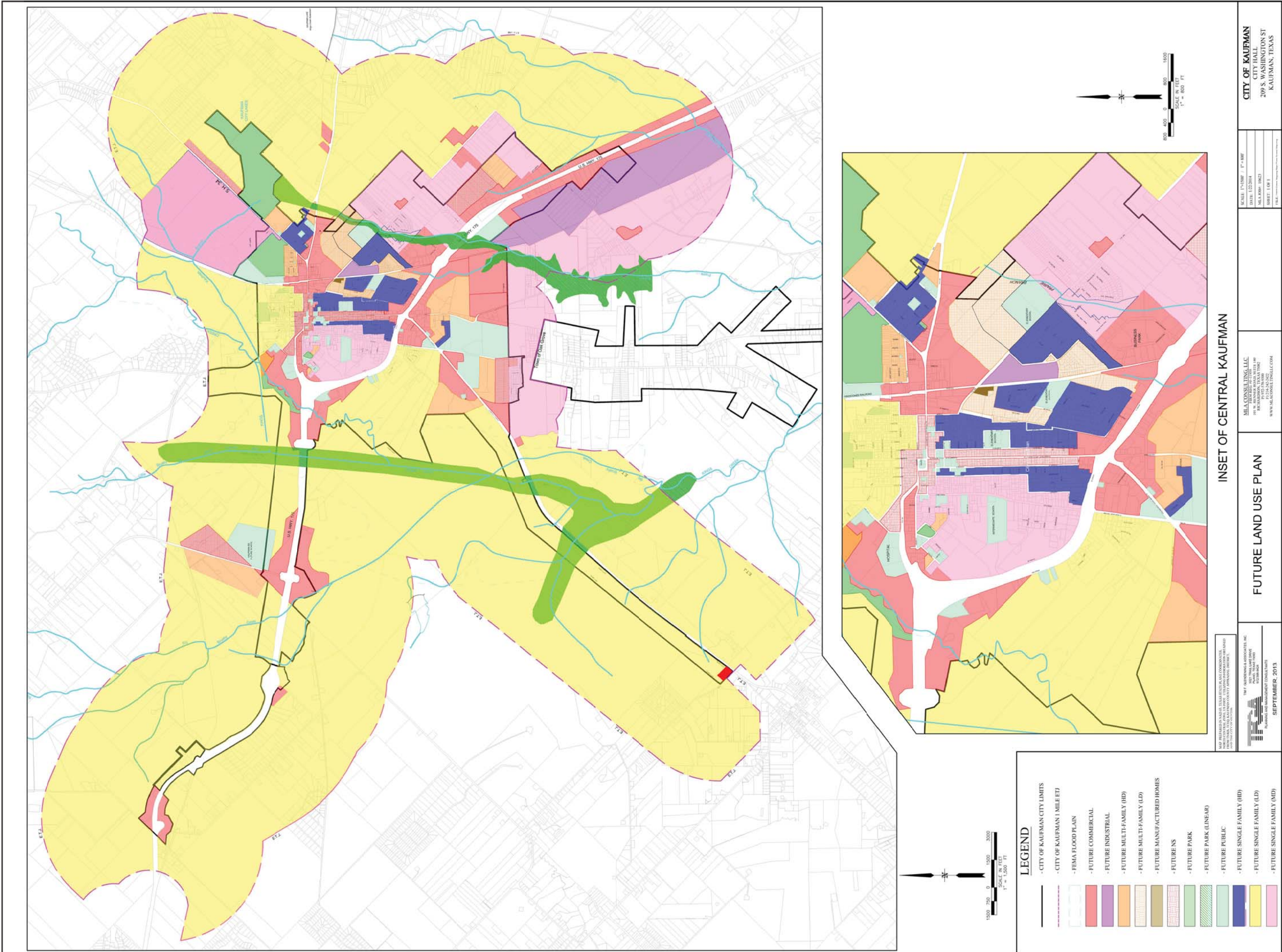
Table 14: Street Impact Fee Rate Schedule

Land Use Type	Unit	2020 Assessment Rate (35%)	2021 Assessment Rate (37%)	2022 Assessment Rate (39%)	2023 Assessment Rate (41%)	2024 Assessment Rate (43%)
Residential	Dwelling Unit	\$1,160.93	\$1,227.27	\$1,293.61	\$1,359.95	\$1,426.29
Public/Semi-Public	per 1,000 SF GFA	\$451.48	\$477.27	\$503.07	\$528.87	\$554.67
General Office	per 1,000 SF GFA	\$1,934.89	\$2,045.45	\$2,156.02	\$2,266.58	\$2,377.15
Commercial/Retail	per 1,000 SF GFA	\$3,315.11	\$3,504.54	\$3,693.98	\$3,883.41	\$4,072.85
Industrial	per 1,000 SF GFA	\$786.86	\$831.82	\$876.78	\$921.75	\$966.71

GFA - Gross Floor Area

APPENDIX A

Future Land Use Plan



APPENDIX B

Water Impact Fee Ordinance

O-32-19

APPENDIX C

Street Impact Fee Ordinance

O-33-19

Street Impact Fees 10-08-2019

				Current Adopted in 2014					Proposed New to be Adopted in December 2019									
				2015	2016	2017	2018	2019	2020		2021		2022		2023		2024	
Land Use	Units	PHT	Fee by LU	15%	17%	19%	21%	23%	35%	36%	37%	38%	39%	40%	41%	42%	43%	44%
Residential	Dwelling Unit	0.9	\$5,029.20	\$754.38	\$854.96	\$955.55	\$1,056.13	\$1,156.72										
Residential	Dwelling Unit	0.9	\$3,316.95						\$1,160.93	\$1,194.10	\$1,227.27	\$1,260.44	\$1,293.61	\$1,326.78	\$1,359.95	\$1,393.12	\$1,426.29	\$1,459.46
Public/Semi-Public	per 1,000 SF	0.35	\$1,955.80	\$293.37	\$332.49	\$371.60	\$410.72	\$449.83										
Public/Semi-Public	per 1,000 SF	0.35	\$1,289.93						\$451.48	\$464.37	\$477.27	\$490.17	\$503.07	\$515.97	\$528.87	\$541.77	\$554.67	\$567.57
General Office	per 1,000 SF	1.5	\$8,382.00	\$1,257.30	\$1,424.94	\$1,592.58	\$1,760.22	\$1,927.86										
General Office	per 1,000 SF	1.5	\$5,528.25						\$1,934.89	\$1,990.17	\$2,045.45	\$2,100.74	\$2,156.02	\$2,211.30	\$2,266.58	\$2,321.87	\$2,377.15	\$2,432.43
Commercial/ Retail	per 1,000 SF	2.57	\$14,361.16	\$2,154.17	\$2,441.40	\$2,728.62	\$3,015.84	\$3,303.07										
Commercial/ Retail	per 1,000 SF	2.57	\$9,471.74						\$3,315.11	\$3,409.83	\$3,504.54	\$3,599.26	\$3,693.98	\$3,788.70	\$3,883.41	\$3,978.13	\$4,072.85	\$4,167.57
Industrial	per 1,000 SF	0.61	\$3,408.68	\$511.30	\$579.48	\$647.65	\$715.82	\$784.00										
Industrial	per 1,000 SF	0.61	\$2,248.16						\$786.86	\$809.34	\$831.82	\$854.30	\$876.78	\$899.26	\$921.75	\$944.23	\$966.71	\$989.19

Current fees using the existing living unit (LU) formula continued at a 2% increase each year.

Proposed fee using the new living unit (LU) formula starting at 35% and continued at a 2% increase each year.

ORDINANCE NO. O-33B-19

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING ORDINANCE NO. 0-30-14 AND CHAPTER 80 "ROADWAY FACILITIES IMPACT FEE" OF THE CITY'S CODE OF ORDINANCES TO ADOPT AMENDMENTS TO THE ROADWAY FACILITIES IMPACT FEES TO BE ASSESSED BY THE CITY; UPDATING THE LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS; PROVIDING FOR CALCULATION OF MAXIMUM ROADWAY FACILITIES IMPACT FEES AND USE OF PROCEEDS FROM ROADWAY FACILITIES IMPACT FEES; REGULATING THE ASSESSMENT AND COLLECTION OF ROADWAY FACILITIES IMPACT FEES; PROVIDING A ROADWAY FACILITIES IMPACT FEE SCHEDULE; IMPOSING A ROADWAY IMPACT FEE AND PROVIDING FOR EXCEPTIONS; PROVIDING FOR CREDITS; REGULATING ACCOUNTING FOR FEES AND INTEREST; PROVIDING FOR REFUNDS; INCORPORATING THE LAND USE ASSUMPTIONS AND SERVICE AREA AND THE CAPITAL IMPROVEMENTS PLAN; ADOPTING VARIOUS OTHER PROVISIONS RELATIVE TO ROADWAY FACILITIES IMPACT FEES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Kaufman, Texas, (the "City Council"), adopted Land Use Assumptions and a Capital Improvements Plan by Resolution R-26-14 on September 22, 2014; and

WHEREAS, the City Council adopted the Roadway Facilities Impact Fee Ordinance No. O-30-14 on November 17, 2014; and

WHEREAS, the City Council has investigated and determined that the City has fully complied with Chapter 395 of the Texas Local Government Code, (the "Code"), concerning the notice, adoption, promulgation and methodology necessary to adopt land use assumptions and a capital improvements plan establishing roadway facility impact fees and has properly adopted the Roadway Facilities Impact Fee Ordinance; and

WHEREAS, the City Council has reviewed the land use assumptions, capital improvements plan and roadway impact fees previously adopted; and

WHEREAS, the City Council desires to update the land use assumptions, the capital improvements plan, and the roadway facility impact fees by amending Chapter 80 "Roadway Facilities Impact Fee" by repealing Section 80-1 and creating new Sections, Sections 80-0; 80-01; 80-02; 80-03; 80-04; 80-05; 80-06; 80-07; 80-08; 80-09; 80-10; and 80-11, of the City's Code of Ordinances; and

WHEREAS, the City Council received updated land use assumptions, an updated capital improvements plan, and updated roadway facility impact fees and has determined that the updates are in compliance with the Code; and

WHEREAS, the City of Kaufman, has within sixty (60) days after the date it received the updated land use assumptions, capital improvements plan, and roadway facility fees to adopt an order setting a public hearing to discuss and review the same and to determine whether to amend the same; and

WHEREAS, the City of Kaufman published the required notice of the hearing in one or more newspapers of general circulation in each county in which the City of Kaufman lies before the thirtieth (30th) day before the date set for the hearing; and

WHEREAS, on or before the date of the first publication of the notice of the hearing, the updated land use assumptions and capital improvements plan, including the amount of the proposed roadway facilities impact fee per service unit per peak hour trip rate, were made available to the public; and

WHEREAS, the Capital Improvements Advisory Committee, created under §395.058 of the Code, filed its written comments on the proposed amendments to the land use assumptions, capital improvements plan, and roadway facilities impact fees before the fifth (5th) business day before the date of the public hearing on the amendments; and

WHEREAS, the City Council held a public hearing to discuss the amendments to the land use assumptions, capital improvements plan, and roadway facilities impact fees; and

WHEREAS, the City Council has investigated and determined that the City of Kaufman has fully complied with Chapter 395 of the Code to approve the amendments of the land use assumptions, capital improvements plan, and roadway facilities impact fees; and

WHEREAS, the City Council has further investigated and determined and hereby finds that it is in the best interests of the citizens of Kaufman to adopt such amendments to the land use assumptions, capital improvements plan and roadway facilities impact fees to assure the provision of adequate roadway facilities to serve new development by requiring each such development to pay its share of the cost of such improvements necessitated by and attributable to such new development.

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

SECTION 1. INCORPORATION OF PREMISES/PURPOSE

A. Incorporation of Premises. The above and foregoing recitals are true and correct and are findings incorporated into this Ordinance and made a part hereof for all purposes.

B. Purpose. This Ordinance is adopted pursuant to the provisions of Chapter 395 of the Texas Local Government Code, as amended, as well as under the authority of Article XI, Section 5 of the Texas Constitution. This Ordinance implements a policy of the City to impose fees on each new development project to pay the costs of constructing capital improvements and facility expansions necessary to serve new development.

SECTION 2. AMENDMENTS. That Chapter 80, “Roadway Facilities Impact Fee” of the Code of Ordinances of the City of Kaufman, Texas, is hereby amended by specifically repealing Section 80-1 and creating new sections, Sections 80-0; 80-01; 80-02; 80-03; 80-04; 80-05; 80-06; 80-07; 80-08; 80-09; 80-10; and 80-11, and shall be read in its entirety as follows:

CHAPTER 80 - ROADWAY FACILITIES IMPACT FEE

Sec. 80-01. Purpose/Applicability.

- a. Purpose. This Ordinance is adopted pursuant to the provisions of Chapter 395 of the Texas Local Government Code, as amended, as well as under the authority of Article XI, Section 5 of the Texas Constitution. This Ordinance implements a policy of the City to impose fees on each new development project to pay the costs of constructing capital improvements and facility expansions necessary to serve new development.
- b. Applicability to Development. The provisions of this Ordinance apply to all new, non-exempt development within the corporate boundaries and/or the extraterritorial jurisdiction of the City located within a service area as allowed by law and this Ordinance.
- c. Final Plat Approval. No final plat for new development shall be approved within the service area without assessment of an impact fee pursuant to this Chapter, including without limitation Section 80-07(a). No final plat for single family or duplex residential development shall be approved nor shall a building permit be issued, or utility connection be made for other types of new development until the property owner has paid the impact fee provided in this Article and applicable state law.

Sec. 80-02. Definitions.

- a. Roadway Capital Improvement(s). A roadway facility or facility expansion with a life expectancy of three (3) or more years and owned and operated by or to be owned and operated by or on behalf of the City, as identified in the Capital Improvements Plan and Impact Fee Update for Water and Streets, 2019-2029, adopted by the Kaufman City Council.
- b. Roadway Capital Improvements Plan. The adopted “Roadway Capital Improvements Plan” of the City of Kaufman, Texas, as amended from time to time, adopted by the City as part of the “Capital improvements Plan and Impact

Fee Update for Water and Streets 2019-2029” which identifies Roadway Capital Improvements for which impact fees may be assessed.

- c. Facility Expansion. The expansion of the capacity of an existing facility that serves the same function as an otherwise necessary new capital improvement, in order that the existing facility may serve new development. The terms shall not include the repair, maintenance, modernization or expansion of an existing facility to better serve existing development.
- d. Roadway Impact Facilities Impact Fee or Impact Fee. A charge or assessment imposed against new development in order to generate revenue for funding or recovering of the costs of capital improvements or facility expansions necessitated by and attributable to the new development. The term includes amortized charges, lump sum charges, capital recovery fees, contributions in aid of construction, and any other fee that functions as described by this definition. The term does not include:
 - a. Dedication of land for public parks or payment in lieu of the dedication to serve park needs; or
 - b. Dedication of rights-of-way or easements, or the construction or dedication of on-site or off-site streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development; or
 - c. Lot or acreage fees or pro-rata fees to be placed in trust funds for the purpose of reimbursing developers for constructing or over-sizing roadway facilities; or
 - d. Other pro rata fees for reimbursement of roadway facilities extended by the City.
- e. New Development. A project involving the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure, or any use or extension of the use of land, any of which has the effect of increasing the requirements for capital improvements or facility expansions, measured by the number of service units to be generated by such activity, and which requires either the approval and filing with the County in which the property is located of a plat pursuant to the City’s subdivision regulations or the issuance of a building permit, or connection to the City’s roadway system, and which has not been exempted from these regulations by provisions of this Chapter.
- f. Plat. The term defined in the City’s Subdivision Ordinance, Subdivision Regulations. As used in this Chapter, Plat includes Minor Plat, Replat, Amended Plat.

Service Area. The entire area within the corporate limits of the City of Kaufman, within which impact fees for roadway improvements or facility expansions may be collected for new development occurring within such area and within which fees so collected will be expended for those types of improvements or

expansions identified in the capital improvements plan applicable to the service area.

- g. Service Unit. Means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years.

Sec. 80-03. Roadway Facilities Impact Fee.

A roadway facilities impact fees shall be based on the maximum fee per Service Unit of \$5,588 per peak-hour trip and is hereby imposed to be effective on January 1, 2020 in accordance with the schedule below as authorized by Chapter 395 of the Texas Local Government Code, as amended. The actual fee per Service Unit of each land use is determined by multiplying the projected number of peak-hour trips generated by each Service Unit times the maximum fee above. The following are the roadway facilities impact fees for each land use:

Roadway Facilities Impact Fee Table

				Year 1	Year 2	Year 3	Year 4	Year 5
				01-01-2020 thru 12-31-2020	01-01-2021 thru 12-31-2021	01-01-2022 thru 12-31-2022	01-01-2023 thru 12-31-2023	01-01-2024 thru 12-31-2024
Land Use Type	Unit	Peak Hour Trip Rate	Fee by Land Use Type	(35%) Impact Fee	(37%) Impact Fee	(39%) Impact Fee	41% Impact Fee	43% Impact Fee
Residential	Dwelling Unit	0.90	\$3,316.95	\$1,160.93	\$1,227.27	\$1,293.61	\$1,359.95	\$1,426.29
Public/Semi-Public	per 1,000 SF	0.35	\$1,289.93	\$451.48	\$477.27	\$503.07	\$528.87	\$554.67
General Office	per 1,000 SF	1.50	\$5,528.25	\$1,934.89	\$2,045.45	\$2,156.02	\$2,266.58	\$2,377.15
Commercial/Retail	per 1,000 SF	2.57	\$9,471.74	\$3,315.11	\$3,504.54	\$3,693.98	\$3,883.41	\$4,072.85
Industrial	per 1,000 SF	0.61	\$2,248.16	\$786.86	\$831.82	\$876.78	\$921.75	\$966.71

Sec. 80-04. Accounting for Fees and Interest and Records.

- a. Interest. All impact fees collected shall be deposited in interest-bearing accounts clearly identifying the category of capital improvements or facility expansions within the service area for which the fee is adopted. Impact fees shall be spent only for the purposes for which the impact fee was imposed in accordance with the capital improvement plan and Chapter 395 of the Texas Local Government Code. Interest earned on impact fees shall be credited to

the account on which it is earned and is subject to the same restrictions on expenditures of Impact Fees.

- b. Accounting. The records of the accounts into which impact fees are deposited shall be open for public inspection and copying consistent with the Public Information Act.
- c. Records of Public Hearings. The City shall make and maintain a record of all public hearings required by Chapter 395 of the Texas Local Government Code. Such record shall be maintained and be made available for public inspection by the City for at least ten (10) years after the date of the hearing adopting the Roadway Facilities Impact Fees.

Sec. 80-05. Use of Other Financing Mechanisms.

- a. The City may finance roadway facility improvements or expansions designated in the Roadway Capital Improvements Plan through the issuance of bonds or through any other authorized mechanism, in such manner and subject to such limitations as may be provided by law, in addition to the use of impact fees.
- b. Except as herein otherwise provided, the assessment and collection of an impact fee shall be additional and supplemental to, and not in substitution of, any other tax, fee, charge or assessment which is lawfully imposed on and due against the property.
- c. The City Council may decide that the City may credit or offset all or a part of impact fees due for a new development pursuant to duly adopted criteria. Any such action shall be in accordance applicable procedures in an open meeting.

Sec. 80-06. Impact Fee as Additional and Supplemental Regulation.

- a. Impact fees established by this Ordinance are additional and supplemental to, and not in substitution of, any other requirements imposed by the City on the development of land or the issuance of building permits or certificates of occupancy. Such impact fees are intended to be consistent with and to further the policies of City's Future Land Use Plan, the Roadway Capital Improvements Plan, the comprehensive zoning ordinance, and other City policies, ordinances and resolutions by which the City seeks to ensure the provision of adequate public facilities in conjunction with the development of land.
- b. This Chapter shall not affect, in any manner, the permissible use of property, density of development, design, and improvement standards and requirements, or any other aspect of the development of land or provision of public improvements subject to the Zoning Ordinance, Subdivision Ordinance, Regulations or other ordinances or regulations of the City, which shall be operative and remain in full force and effect without limitation with respect to all such development.

- c. The maximum impact fee assessed per service unit for roadway facilities shall be calculated pursuant to Section 395.015 of the Texas Local Government Code and as may be amended from time to time, is hereby declared to be an approximate and appropriate measure of the impacts generated by a new unit of development on the City's roadway system.

Sec. 80-07. Assessment and Collection of Impact Fees.

- a. Assessment of Fees. Impact Fees for any new development shall be assessed before or at the time of Plat recordation and in accordance with the provisions of Section 395.016 of the Texas Local Government Code, as it exists or as amended. Impact fees shall be collected at the time the City issues a building permit for New Development within the corporate limits of the City, unless a different time is provided for in an agreement for capital improvements pursuant to subsection (b) of this Section, unless otherwise provided by state law in areas where services are not currently available, or unless otherwise exempted from the requirements of this Chapter. Following the lapse or expiration of approval for a preliminary plat, a new assessment shall occur at the time of final approval for a new plat.
- b. Development Agreements. Notwithstanding the foregoing, the City may enter into an agreement with a developer for a different time and manner of payment of impact fees, in which case the agreement shall determine the time and manner of payment.
- c. Service Units. The number of service units for a new development shall be determined by using the Roadway Facilities Impact Fee Table in Sec. 80-03.

Sec. 80-09. Credits and Refunds.

- a. Credits. Pursuant to Section 395.023 of the Local Government Code, any construction of, contributions to, or dedications of off-site roadway facilities agreed to or required by the City as a condition of development approval shall be credited against roadway impact fees otherwise due from the development.
- b. Refunds. Upon application, any impact fee or portion thereof collected pursuant to this Article, which has not been expended within the Service Area or as otherwise provided in this Article, within ten (10) years from the date of payment, shall be refunded to the record owner of the property at the time the refund is paid for the property for which the Roadway Facilities Impact Fee was paid or, if the Roadway Facilities Impact Fee was paid by another governmental entity, to such governmental entity, together with interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Section 302.002 Texas Finance Code, or its successor statute. The application for refund pursuant to this section shall be submitted within sixty (60) days after the expiration of the ten (10) year period for expenditure of the fee. An impact fee shall be considered expended on a first-in, first out basis.

- c. Expended Impact Fees. An impact fee collected pursuant to this Article shall also be considered expended if the total expenditures for Roadway Capital Improvements or Facility Expansions authorized within the Service Area within ten (10) years following the date of payment exceeds the total fees collected within the Service Area for such improvements or expansions during such period.
- d. Calculation of Refund. If a refund is due pursuant to subsections (a) or (b), the City shall divide the difference between the amount of expenditures and the amount of the fees collected by the total number of service units assumed within the service area for the period to determine the refund due per service unit. The refund to the record owner shall be calculated by multiplying the refund due per service unit by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.
- e. Building Permit Expiration. If the building permit for a new development for which a Roadway Facilities Impact fee has been paid has expired, and a modified or new application has not been filed within six (6) months of such expiration, the City shall, upon written application, rebate the amount of the Impact Fee to the record owner of the property for which the impact fee was paid. If no application for rebate pursuant to this subsection has been filed within this period, no rebate shall become due.

Sec. 80-10. Appeals.

- a. The property owner or applicant for new development may appeal the following administrative decisions of City staff to the City Manager and City Council in accordance with the procedures set forth in this Section:
 - i. the applicability of an impact fee to the development;
 - ii. the amount of the impact fee due;
 - iii. the availability of, the amount of, or the expiration of a credit;
 - iv. the amount of the impact fee in proportion to the benefit received by the new development; or
 - v. the amount of a refund due, if any.
- b. The burden of proof shall be on the property owner or applicant for new development to demonstrate that relief should be granted by the City.
- c. In order to file an appeal under this Section, the property owner or applicant for new development ("appellant") must file a written notice of appeal with the City Manager within thirty (30) days following the decision appealed from. The City Manager may resolve the appeal without further action if the appellant agrees with the City Manager's decision. If the appellant does not agree with the decision of the City Manager, the appellant may appeal the matter to the City Council for final decision. Upon appellant request of Council review, the City Secretary shall schedule a public hearing at which the appellant may present

testimony and evidence before the City Council. The Council shall act on the appeal within sixty (60) days of receipt of the notice of appeal by the City.

- d. If the notice of appeal under subsection c of this Section is accompanied by a payment in an amount equal to the original determination of the impact fee due, the Town shall process and may issue a building permit if other requirements are met while the appeal is pending.
- e. Any person who has paid an Impact Fee or an owner of land upon which an impact fee has been paid may petition the City Council to determine whether any duty required by this ordinance has not been performed within the time so prescribed. The petition shall be in writing and shall state the nature of the unperformed duty and request that the duty be performed within sixty (60) days of the request. If the City Council determines that the duty is required pursuant to this Article and is late in being performed, it shall cause the duty to commence within sixty (60) days of the date of the request and to continue until completion. This subsection is not applicable to matters which may be appealed pursuant to subsection c of this Section.

Sec. 80-11. Waivers and Exemptions.

Pursuant to Texas Local Government Code, Section 395.022, as amended, a school district shall not be required to pay impact fees imposed under this Ordinance unless the board of trustees of the district consents to the payment of the fees by entering a contract with the City imposing the fees.

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

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

SECTION 5. 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 five hundred dollars (\$500.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect on January 1, 2020, after its passage and publication, as the law and Charter in such cases provide.

PASSED AND APPROVED this 16th, DAY OF DECEMBER, 2019.

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO LEGAL FORM:

**PATRICIA A. ADAMS
CITY ATTORNEY**



Meeting
Date: 12/16/2019

Date: 12/3/2019

Item #: 15.

Dept.: Development
Services

Action Item

SUBJECT:

Hold a Public Hearing and consider and take appropriate action on 5 Variances to the City of Kaufman Subdivision Regulations Section III. "Subdivision Design Standards", Section 3.1 "Streets" specific to street construction, cul-de-sac length, two points of entrances to a subdivision, Section 3.5 "Sidewalks", and Section 3.10 "Stormwater Collection/Conveyance Systems". The variances are requested as part of a residential replat of a 34.43 acre site located in the Extraterritorial Jurisdiction of the City of Kaufman and generally located along South SH 34 on the east side almost to the City of Scurry and behind the Gastonia Scurry Special Utility District water tower, onto Farm Village Road, 8355 Village Glen Lane and other unaddressed vacant lots within the subdivision. The subdivision is more commonly identified as the Farm Village Addition and the requested variances are as follows:

1. **Section 3.1.c.7 Street Construction** – Requesting a variance from street construction requirements.
2. **Section 3.1.p Cul-de-sac Length** – Request for variance from requirements that a cul-de-sac street be no longer than 600 feet.
3. **Section 3.1.t Two Points of Entrance to a Subdivision**- Requesting a variance from the requirement for two points of access from improved public roadways.
4. **Section 3.5.a. Sidewalks** – Requesting a variance from requirement to install sidewalks within or on the perimeter of the subdivision.
5. **Section 3.10.a Stormwater Collection/Conveyance Systems - System design requirements** – Request a variance from the requirement to construct a concrete curb and gutter drainage system.

BACKGROUND:

The applicant is requesting variances to the Kaufman Subdivision Ordinance in conjunction with a request to replat an existing subdivision called Farm Village, Addition, Phase I. Below is a summary of the requested variances.

2019 SUBDIVISION DESIGN VARIANCES REQUESTED:

1. **Section 3.1.c.7 Street Construction** – All streets and thoroughfares shall be constructed of Portland cement concrete to City standards.**Requesting:**All streets are proposed not to be constructed.
2. **Section 3.1.p Cul-de-sac Length** – A cul-de-sac street shall not be longer than 600 feet, and at the closed end shall have a turn-around bulb with an outside pavement diameter of at least 80 feet and a right-of-way diameter of at least 100 feet.The length of a cul-de-sac shall be measured from the centerline of the intersection street to the centerline of the cul-de-sac bulb.**Requesting:**The length of the cul-de-sac for Farm Village Road and Village Glen Road

are longer than 600 foot maximum allowable length.

3. **Section 3.1.t Two points of entrance to a subdivision**- All subdivisions shall have at least two points of access from improved public roadways.**Requesting:** Allow Farm Village Road, a single unpaved road, from SH 34 as the single point of access to Farm Village Addition. Victory Lane (a street on the plat only) is not proposed to be developed until the Victory Baptist Church constructs a private school on their property located behind lots 3, 4, 5 and 6. There is no future development date for the school.
4. **Section 3.5.a. Sidewalks** - Pedestrian concrete sidewalks not less than 4 feet wide shall be provided within all residential subdivisions, and sidewalks not less than 5 feet wide shall be provided within all non-residential developments and along all perimeter roadways (for both residential and non-residential developments). **Requesting:** Install no sidewalks within or on the perimeter of the subdivision.
5. **Section 3.10.a Stormwater Collection/Conveyance Systems - System design requirements** - All subdivisions with an average lot size of 20,000 SF shall have a concrete curb and gutter drainage system.**Requesting:** To not provide a concrete curb and gutter drainage system.

Please see the attached Planning and Zoning Commission Report dated 12-03-2019 for the history of the subdivision and details regarding the variances the replat. See specifically page 11 of 11 for the letter from the applicant explaining the reasons for the variance requests and the replat.

Please see the attached draft Planning and Zoning Commission minutes for FP-11-19 dated 12-03-2019.

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 December 3, 2019, recommended denial for each variance request to the Subdivision Regulations, Section III, Subdivision Design Requirements, by a vote 4-1 for the Replat of Farm Village Addition, Phase I. The Planning and Zoning Commission found that there is no longer anything developmentally unique to the property, there are no particular physical hardships preventing the subdivision from being developed in accordance with the Subdivision Ordinance and each was detrimental to the public safety, health and welfare.

The Planning and Zoning Commission, on December 3, 2019, recommended denial of FP-11-19, by a vote 4-1 of the Replat of Farm Village Addition, Phase I, because the variances to the Subdivision Ordinance were not recommended for approval.

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



Planning and Zoning Commission Agenda Item: 1

Meeting Date: December 3, 2019

Consent: No

Discussion/Action: Yes

SUBJECT: Conduct a public hearing and make a recommendation to City Council on a request by Steve Paramore on the Farm Village Phase I Addition being a replat of Lots 2-9, open area, green space areas and re-aligning the right of way for Farm Village Road and variances to the Subdivision Regulations, Section III. "Subdivision Design Standards", Section 3.1 "Streets" specific to street construction, cul-de-sac length, two points of entrances to a subdivision, Section 3.5 "Sidewalks", and Section 3.10 "Stormwater Collection/Conveyance Systems". This 34.43 acre site is located in the Extraterritorial Jurisdiction of the City of Kaufman and generally located along South SH 34 on the east side almost to the City of Scurry and behind the Gastonia Scurry Special Utility District water tower, onto Farm Village Road, 8355 Village Glen Lane and other unaddressed vacant lots within the subdivision. A twelve lot subdivision is proposed. (FP-11-19)

HISTORICAL SUMMARY:

1995 - Farm Village Addition, Phase 1 had an approved preliminary plat, land study and final plat. The approved land study was a concept for a conference and retreat center that had an early 1900's farm village appearance. The subdivision was to consist of two types of development, a village concept called Farm Village and residential concept called Village Glen, which would exemplify a theme of single family houses designed in the 1890-1920 period. That concept meant no sidewalks or drainage facilities to keep the nostalgic appearance. There are existing Gastonia-Scurry Special Utility District water lines and ATMOS gas lines that were installed at that time. There was not a file on the 1995 plat. There is no mention of variances to the Subdivision Ordinance's design standards. The plat created nine lots. (See page 5 for copy of original plat)

1999 – City adopted the current Subdivision Ordinance.

2003 – Farm Village Addition, Phase 1 was requested to be replatted (see page 10 for copy of replat with colors summarizing the changes). Lot 1 was changed to lot 2 (colored yellow). Farm Village Road was extended back between a new lot 1 (colored blue) and lot 2 (colored yellow) to a new lot 9 (colored purple) with a temporary cul-de-sac. Another temporary cul-de-sac was added at the end Village Glen Road between lots 5 and 6. The old lot 9 was relabeled as Agricultural Open with no specific lot number (colored green). The replat created 2 new lots (lots 1 and 9) and created an agriculture open area now not designated as a lot (formerly lot 9).

Engineering development plans were submitted. The plans included paving plans for Farm Village Road and Village Glen Road, a drainage plan and a water line extension to the new lot 9, drainage area map, and storm water pollution plan. Variances to the subdivision design

standards were requested. Below is a brief summary of the variances approved by City Council on February 10, 2003.

2003 Subdivision Design Variances Approved

1. A 60 foot wide street (size of a minor collector) to be a private street. The subdivision ordinance requires streets wider than 50 feet be dedicated as public streets. (Street Design Standards - **Section 3.1.c.10.b**)
2. If I understand, in 2003 escrow fees were required for the future widening of SH 34 and sidewalks. The applicant did not want to pay for that 147.58 foot wide portion in front of the water tower parcel because it was to be conveyed to Gastonia-Scurry Special Utility District for a future water tower. (**Street Design Standards – Section 3.1.d**)
3. The length of the cul-de-sac for Farm Village Road and Village Glen Road were longer than the 600 foot maximum allowable length. There is not a statement on the plat stating how long each of the cul-de-sac streets were but they both exceeded the maximum 600 foot length. (**Street Design Standards – Section 3.1.p**)
4. All subdivisions shall have at least two points of access from improved public roadways. One paved point of access was to be provided to the subdivision from Farm Village Road and a temporary 24 foot wide gravel access road would be provided until phase 2 was developed. (**Street Design Standards – Section 3.1.t**) Farm Village Road was never paved. The 2nd temporary entrance point was never put in place.
5. All subdivisions with an average lot size of 20,000 SF shall have a concrete curb and gutter drainage system. (**Stormwater Collection/conveyance Systems – Section 3.10.a System design requirements**) Bar ditches were proposed to collect and convey the stormwater runoff. No bar ditches were ever constructed.
6. Pedestrian concrete sidewalks not less than 4 feet wide shall be provided within all residential subdivisions, and sidewalks not less than 5 feet wide shall be provided within all non-residential developments and along all perimeter roadways (for both residential and non-residential developments). (**Sidewalks Section 3.5.a.**) No sidewalks exist within or on the perimeter of the subdivision.

SUMMARY OF REQUEST:

2019 – The original developer Charles Paramore passed away and the majority of Farm Village Addition is now owned by his wife Mary Paramore. Mrs. Paramore's sons are acting as her agent and the executor of the estate. They along with the owner of Lot 9, Cornerstone Lodge are requesting to replat the subdivision to create three more lots, propose to change the alignment of Farm Village Road, add Victory Lane and dedicate the streets as right-of-way. Previously all the streets were dedicated as private streets. Since 2003 no infrastructure (paved streets, stormwater collection/conveyance system, street lights, and street signs) has been added to the subdivision. Lots 10 and 11 are located north of the new alignment of Farm Village Road. Lot 12 was lot 9 in the 1995 final plat, but was unlabeled as a lot in the 2003 replat.

The applicants are requesting variances to the subdivision design standards again because of the street realignment. No engineering design plans were submitted with the replat application, so the variances listed below are based on the plat itself, the Subdivision Ordinance and the variances requested previously in 2003. The applicants do not want to become developers (installers of infrastructure). The purpose of the replat is to create lots 10 and 11 for the purpose of selling off portions of the subdivision with no infrastructure improvements.

2019 SUBDIVISION DESIGN VARIANCES REQUESTED:

1. **Section 3.1.c.7 Street Construction** – All streets and thoroughfares shall be constructed of Portland cement concrete to City standards.
 - a. **Requesting:** All streets are proposed not to be constructed.
2. **Section 3.1.p Cul-de-sac Length** – A cul-de-sac street shall not be longer than 600 feet, and at the closed end shall have a turn-around bulb with an outside pavement diameter of at least 80 feet and a right-of-way diameter of at least 100 feet. The length of a cul-de-sac shall be measured from the centerline of the intersection street to the centerline of the cul-de-sac bulb
 - a. **Requesting:** The length of the cul-de-sac for Farm Village Road and Village Glen Road are longer than 600 foot maximum allowable length.
3. **Section 3.1.t Two points of entrance to a subdivision-** All subdivisions shall have at least two points of access from improved public roadways.
 - a. **Requesting:** Allow Farm Village Road, a single unpaved road, from SH 34 as the single point of access to Farm Village Addition. Victory Lane (a street on the plat only) is not proposed to be developed until the Victory Baptist Church constructs a private school on their property located behind lots 3, 4, 5 and 6. There is no future development date for the school.
4. **Section 3.5.a. Sidewalks** - Pedestrian concrete sidewalks not less than 4 feet wide shall be provided within all residential subdivisions, and sidewalks not less than 5 feet wide shall be provided within all non-residential developments and along all perimeter roadways (for both residential and non-residential develops).
 - a. **Requesting:** Install no sidewalks within or on the perimeter of the subdivision.
5. **Section 3.10.a Stormwater Collection/Conveyance Systems - System design requirements** - All subdivisions with an average lot size of 20,000 SF shall have a concrete curb and gutter drainage system.
 - a. **Requesting:** To not provide a concrete curb and gutter drainage system.

THOROUGHFARE PLAN: The Thoroughfare Plan designates SH 34 as a “Type A”, Minor Arterial divided, requiring a future right-of-way width of 120 feet. No additional right of way dedication is necessary.

COMPREHENSIVE PLAN: The property is not zoned because it is located in the Extra Territorial Jurisdiction (ETJ) of the City of Kaufman, a one mile radius around the city limit lines. The future land use designation is single family residential low density. Two lots are developed as single family residences and one lot is developed as a small retreat center.

CRITERIA FOR APPROVING VARIANCES:

The purpose for the Subdivision Ordinance is to establish principles, minimum standards and requirements for the platting and development of subdivisions within the City of Kaufman. The adopted regulations are designed and intended to encourage the development of a quality urban environment by establishing standards for the provision of adequate light, air, open space, storm water drainage, transportation, public utilities and facilities, and other needs necessary for

ensuring the creation and continuance of a healthy, attractive, safe and efficient community that provides for the conservation, enhancement and protection of its human and natural resources.

If an applicant requests variances to the Subdivision Ordinance, the Planning and Zoning Commission and City Council must **consider the requested variances and make specific motions on each request whether to approve or deny and why**. The Subdivision Ordinance in Section 1.11 outlines standards to use when considering variance requests:

“Where it is found that unreasonable hardships or difficulties may result from strict compliance with the Subdivision Ordinance, and/or where the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve a variance to portions of these regulations so that substantial justice may be done and the public interest is secured, provided that the variance shall not have the effect of nullifying the intent and purpose of these regulations, and further provided that the City Council shall not approve variances unless it shall make findings based upon the evidence presented to it in each specific case that:

1. Granting the variance will not be detrimental to the public safety, health, welfare, and will not be injurious to other property.
2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.
3. An alternative design will achieve the same results or intent as the standards and regulations prescribed herein.

Criteria for variances for Street Exactions. Where the City Council finds that the imposition of any dedication or construction requirement for streets pursuant to these regulations exceeds reasonable benefit to the property to be platted, it may approve variances for such requirements so as to prevent such excess.”

After considering the variance requests, the Planning and Zoning Commission must act on the proposed plat and make one the following recommendations on any type of plat:

1. **Approval**
2. **Approval with specific conditions relative to the subdivision regulations**
3. **Denial for failure to comply with specific sections of the subdivision regulations**

RECOMMENDATIONS:

Staff recommends denial of the all variances as stated below.

1. **Section 3.1.c.7 Street Construction** – All streets and thoroughfares shall be constructed of Portland cement concrete to City standards.
 - a. **Requesting:** All streets are proposed not to be constructed.
 - b. **Reasons for denial:** There is no longer a conceptual plan to develop the subdivision as a farm village type conference and retreat center. There is no longer anything developmentally unique to the property. There are no particular physical hardships preventing the subdivision from being developed in accordance with the Subdivision Ordinance. Adding more lots without infrastructure improvements such as paved streets is detrimental to the public safety, health and welfare.
2. **Section 3.1.p Cul-de-sac Length** – A cul-de-sac street shall not be longer than 600 feet, and a the closed end shall have a turn-around bulb with an outside pavement diameter of at least 80 feet and a right-of-way diameter of at least 100 feet. The length of a cul-de-

sac shall be measured from the centerline of the intersection street to the centerline of the cul-de-sac bulb

- a. **Requesting:** The length of the cul-de-sac for Farm Village Road and Village Glen Road are longer than the 600 foot maximum allowable length.
 - b. **Reasons for denial:** There is no longer a conceptual plan to develop the subdivision as a farm village type conference and retreat center with future phases. There is no longer anything developmentally unique to the property. Allowing an unpaved/gravel road with a cul-de-sac end exceeding the maximum 600 feet is detrimental to the public safety, health and welfare.
3. **Section 3.1.t Two points of entrance to a subdivision-** All subdivisions shall have at least two points of access from improved public roadways.
- a. **Requesting:** Allow Farm Village Road, a single unpaved road, from SH 34 as the single point of access to Farm Village Addition. Victory Lane (a street on the plat only) is not proposed to be developed until the Victory Baptist Church constructs a private school on their property located behind of lots 3, 4, 5 and 6. There is no future development date for the school.
 - b. **Reasons for denial:** There is no longer a conceptual plan to develop the subdivision as a farm village type conference and retreat center with future phases. There is no longer anything developmentally unique to the property. Allowing an unpaved gravel road with additional lots is detrimental to the public safety, health and welfare.
4. **Section 3.5.a. Sidewalks** - Pedestrian concrete sidewalks not less than 4 feet wide shall be provided within all residential subdivisions, and sidewalks not less than 5 feet wide shall be provided within all non-residential developments and along all perimeter roadways (for both residential and non-residential develops).
- a. **Requesting:** Install no sidewalks within or on the perimeter of the subdivision.
 - b. **Reasons for denial:** There is no longer a conceptual plan to develop the subdivision as a farm village type conference and retreat center with future phases. There is no longer anything developmentally unique to the property.
5. **Section 3.10.a Stormwater Collection/Conveyance Systems - System design requirements** - All subdivisions with an average lot size of 20,000 SF shall have a concrete curb and gutter drainage system.
- a. **Requesting:** To not provide a concrete curb and gutter drainage system.
 - b. **Reasons for denial:** There is no longer a conceptual plan to develop the subdivision as a farm village type conference and retreat center with future phases. There is no longer anything developmentally unique to the property. Adding lots to the subdivision and making no infrastructural improvements is detrimental to the public safety, health and welfare.

Staff recommends denial of the **Replat of Farm Village Addition, Phase 1**, because the requested variances to the Subdivision Ordinance's design standards were not recommended for approval and therefore the proposed subdivision does not meet the minimum subdivision design standards

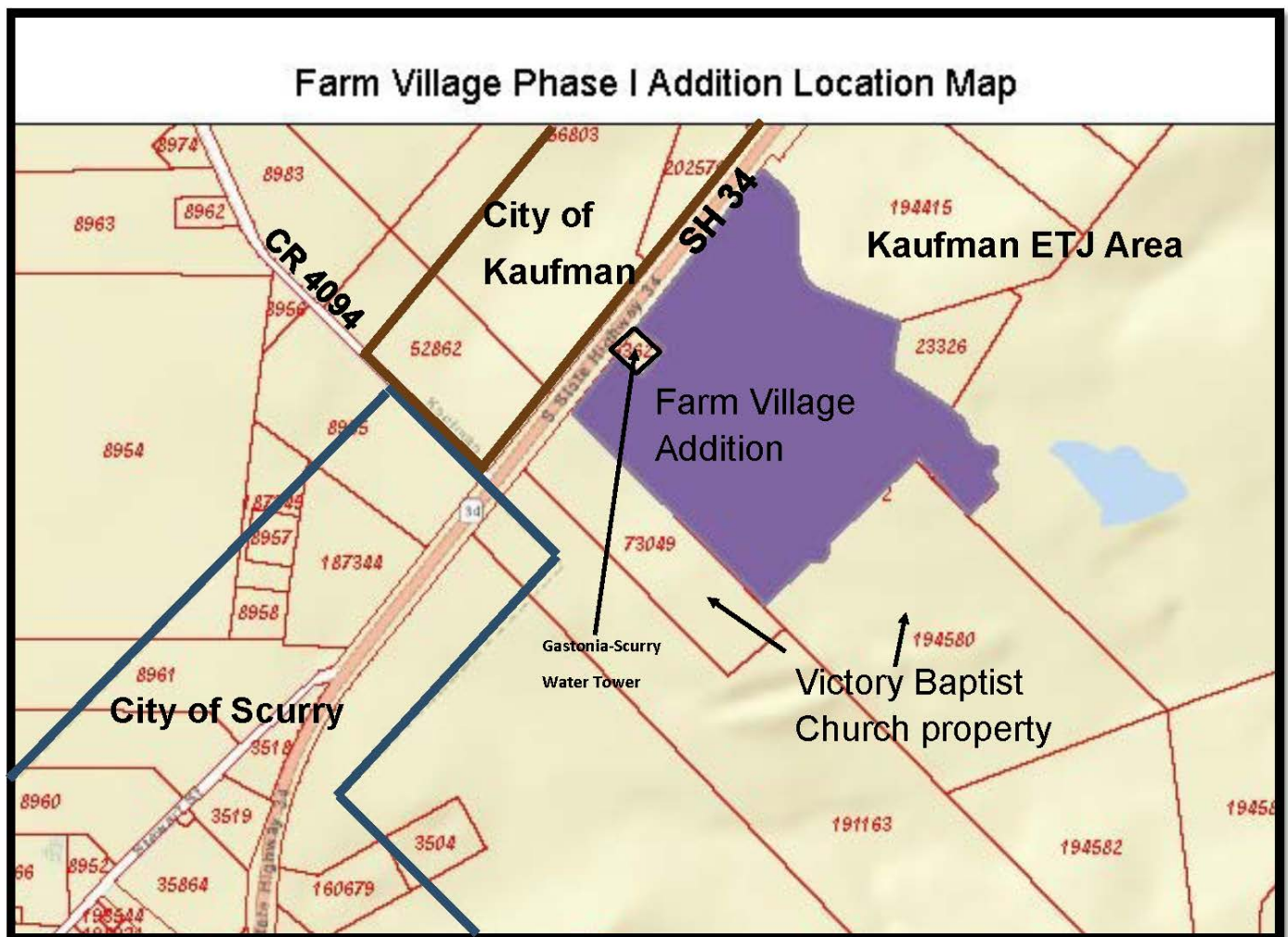
ATTACHMENTS:

1. Location Map
2. Zoning Map
3. 2019 Replat of Farm Village Addition, Phase 1
4. 1995 Final Plat of Farm Village Addition, Phase 1
5. 2003 Replat of Farm Village Addition, Phase 1
6. Letter from the applicant requesting variances.

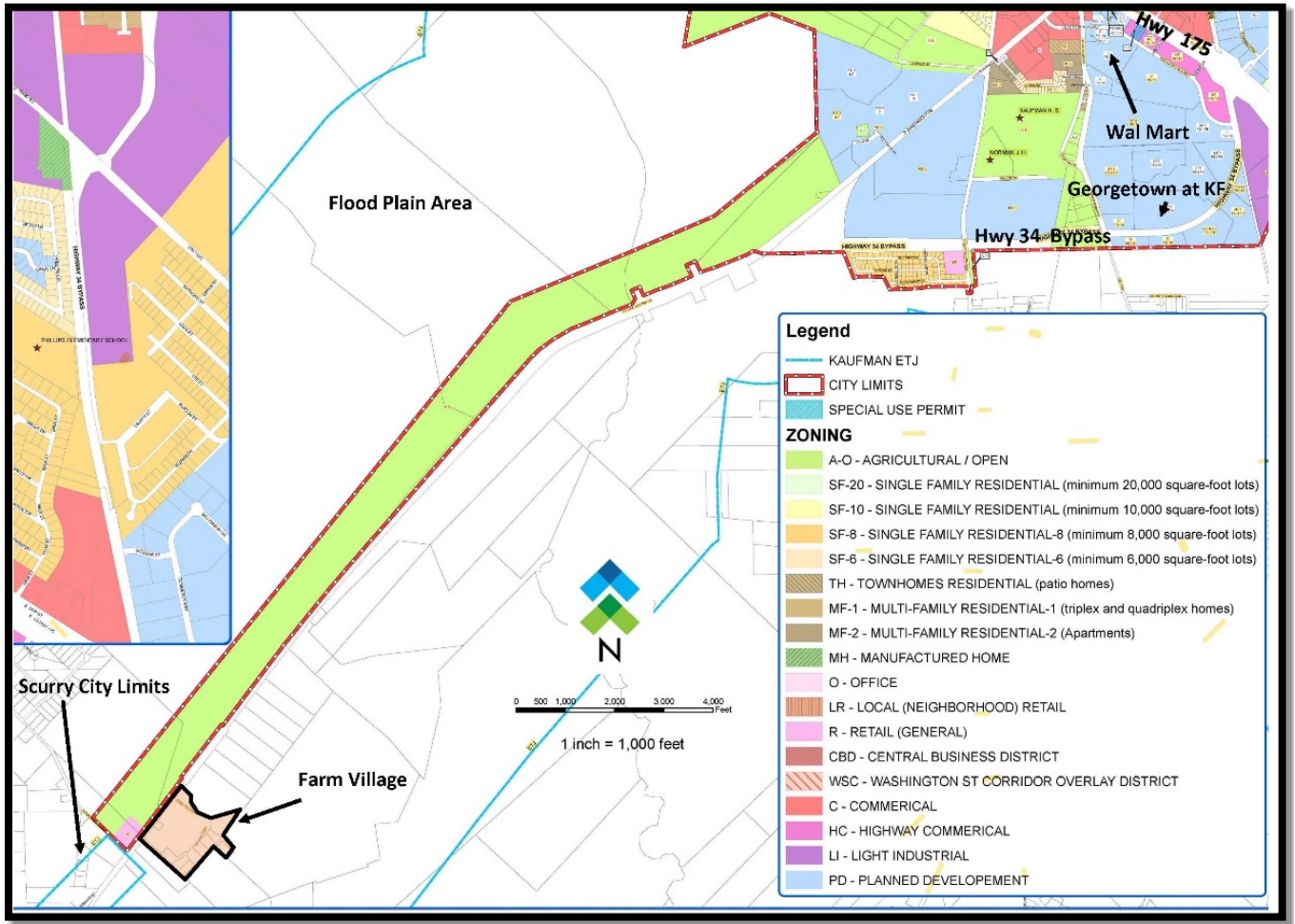
Marcy Ratcliff, Development Services Director

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

Location Map



Zoning Map



Final Plat

OVERHEAD POWER

CONG. = CONCRETE
NW = POWER NOLE
WM = WATER METER
WV = WATER VALVE
IR = IRON ROD FOUND
RS = REINFORCING STEEL
WCP = W/STAMP
AP = AIR PIPE LOCATED
PC = PCE CORNER FOUND
FC = FENCE CORNER
BCS = BURIED CABLE SIGN
PML = PULP LINE MARKER

TS = TELEPHONE BOX
GB = GAS METER
EM = ELECTRICAL BOX
PT = PROPANE TANK
SP = SERVICE POLE
PH = FIRE HYDRANT
WV = WATER VALVE
WV = W/STAMP
DE = DRAINAGE
EASEMENT

		RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	C2	230.00'	208.19'	S27°10'24"E	180.35'
C2	C3	170.00'	207.40'	S38°12'24"E	194.85'
C3	C4	500.00'	43.10'	S17°34'14"W	43.08'
C4	C5	800.00'	157.94'	S20°44'35"W	157.68'
C5	C6	120.00'	51.82'	S50°14'30"E	50.63'
C6	C7	120.00'	56.28'	S34°14'17"E	56.24'
C7	C8	130.00'	78.89'	S29°03'00"W	77.48'
C8	C9	30.00'	34.68'	S20°37'59"E	32.28'
C9	C10	50.00'	136.43'	S4°14'07"E	97.89'
C10	C11	50.00'	163.43'	S44°17'16"W	90.55'
C11	C12	50.00'	33.63'	N07°50'00"W	33.00'
C12	C13	25.00'	16.58'	N07°44'33"W	16.18'
C13	C14	95.00'	159.21'	N01°14'00"E	147.72'
C14	C15	4030.00'	78.74'	N49°14'00"E	78.74'
C15	C16	4030.00'	280.31'	N47°15'00"E	200.29'
C16	C17	4030.00'	97.66'	N46°07'55"E	97.66'
C17	C18	830.00'	102.76'	N40°52'29"E	102.70'
C18	C19	830.00'	162.94'	N47°14'00"E	162.85'
C19	C20	770.00'	123.71'	S49°30'00"W	123.64'
C20	C21	3070.00'	37.11'	S37°00'55"W	70.35'
C21	C22	153.00'	70.87'	S35°40'40"W	70.33'
C22	C23	153.00'	18.80'	S40°14'30"E	18.36'
C23	C24	50.00'	18.80'	S37°17'30"E	32.19'
C24	C25	40.00'	308.30'	N23°40'40"E	47.64'
C25	C26	190.00'	116.90'	N29°44'11"W	71.86'
C26	C27	40.00'	46.78'	S09°44'11"W	71.86'
C27	C28	100.00'	127.58'	S23°40'40"E	116.10'
C28	C29	60.00'	100.12'	S23°40'40"E	100.10'

FINAL PLAT

BEING A RE-PLAT OF: FARM VILLAGE PHASE 1

PHASE 1

**LOTS 2-9, OPEN AREA &
GREEN SPACE AREAS**

34.43 ACRES

J. CORTEZ SURVEY, A-80
J. TREVINO SURVEY A-533

J. IREVINO SURVEY A-338
CITY OF KAUFMAN

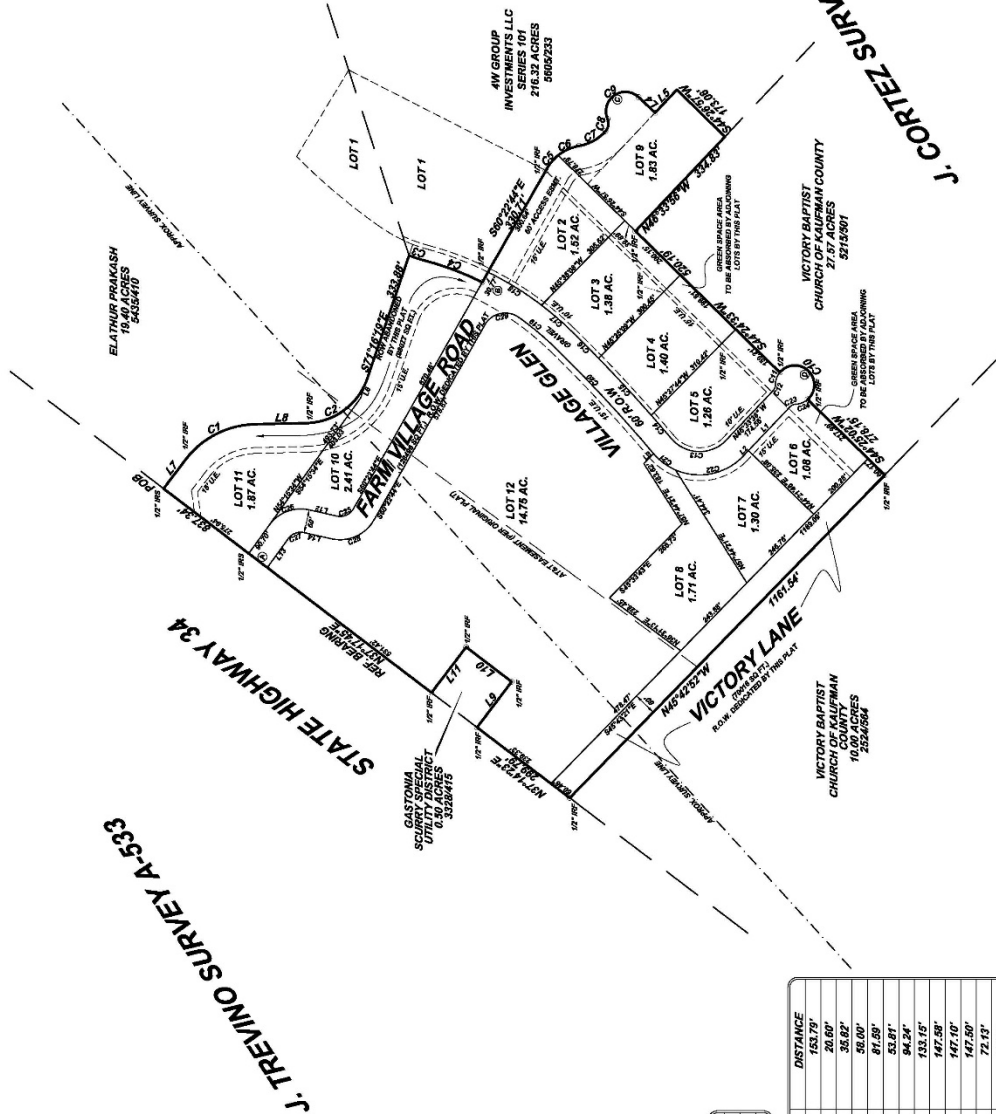
KAUFMAN COUNTY, TEXAS

HARDIN SURVEYING

PO BOX 587
DANFORD TEXAS 75447

MABANK, TEXAS 75147
(903) 887-5674
FIRM REGISTRATION NO. 19114750
SCALE: 1"= 200 FEET
WORK ORDER # 1612083
FIELD BY: GCF
DRAWN BY: JH
CHECKED BY: TY

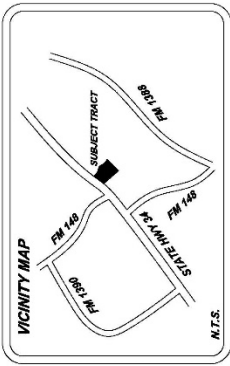
PAGE: 1 OF 2



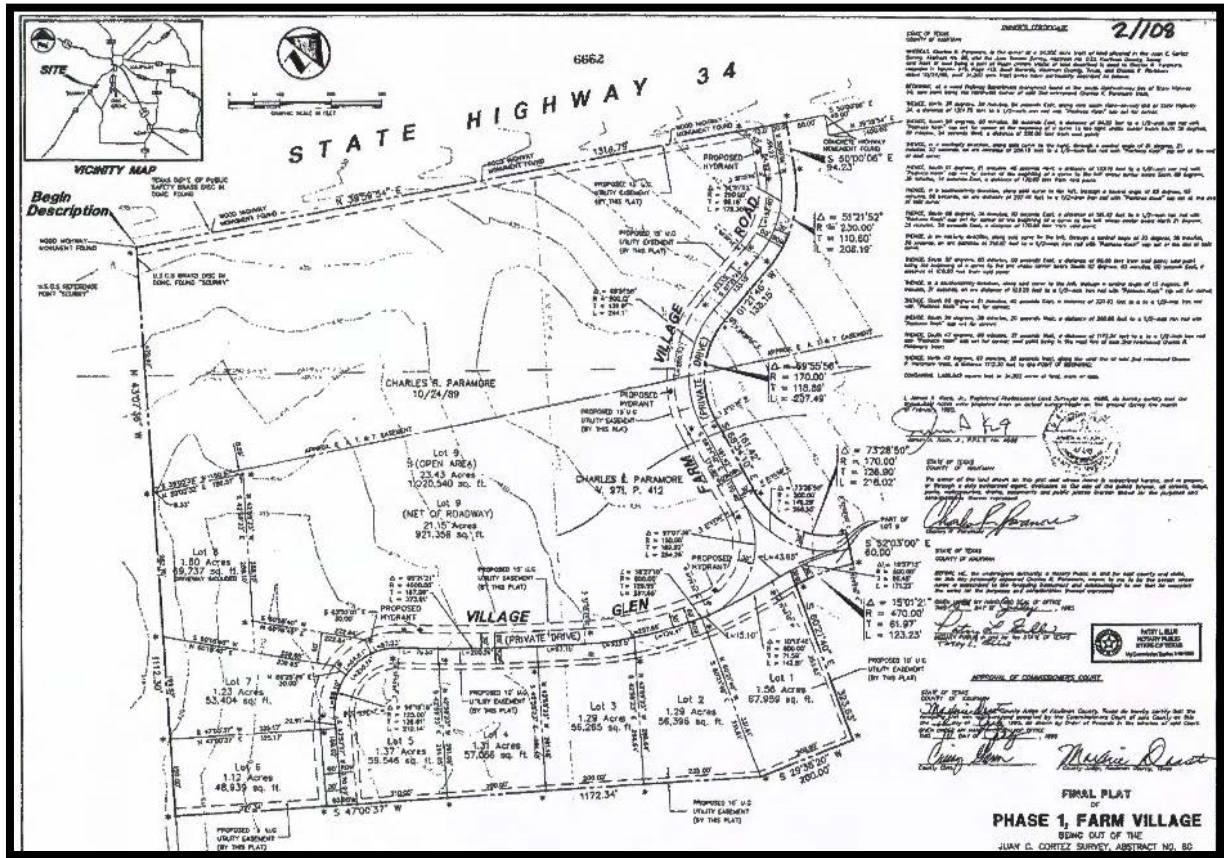
CENTERLINE DIST.	B	1006.11'
	C	1086.40'
	D	627.80'

BEARING		DISTANCE
1	S46°33'36"E	153.79'
2	S46°33'36"E	20.60'
3	S46°30'51"E	35.82'
4	S46°20'03"W	56.00'
5	S46°33'58"E	81.59'
6	S71°16'19"E	83.81'
7	S52°42'16"E	94.24'
8	S51°20'26"E	133.15'
9	S52°53'04"E	147.58'
10	N31°19'54"E	147.10'
11	N52°41'22"W	147.50'
12	N17°43'08"E	73.13'
13	S56°16'34"E	90.70'
14	S24°33'08"W	22.42'

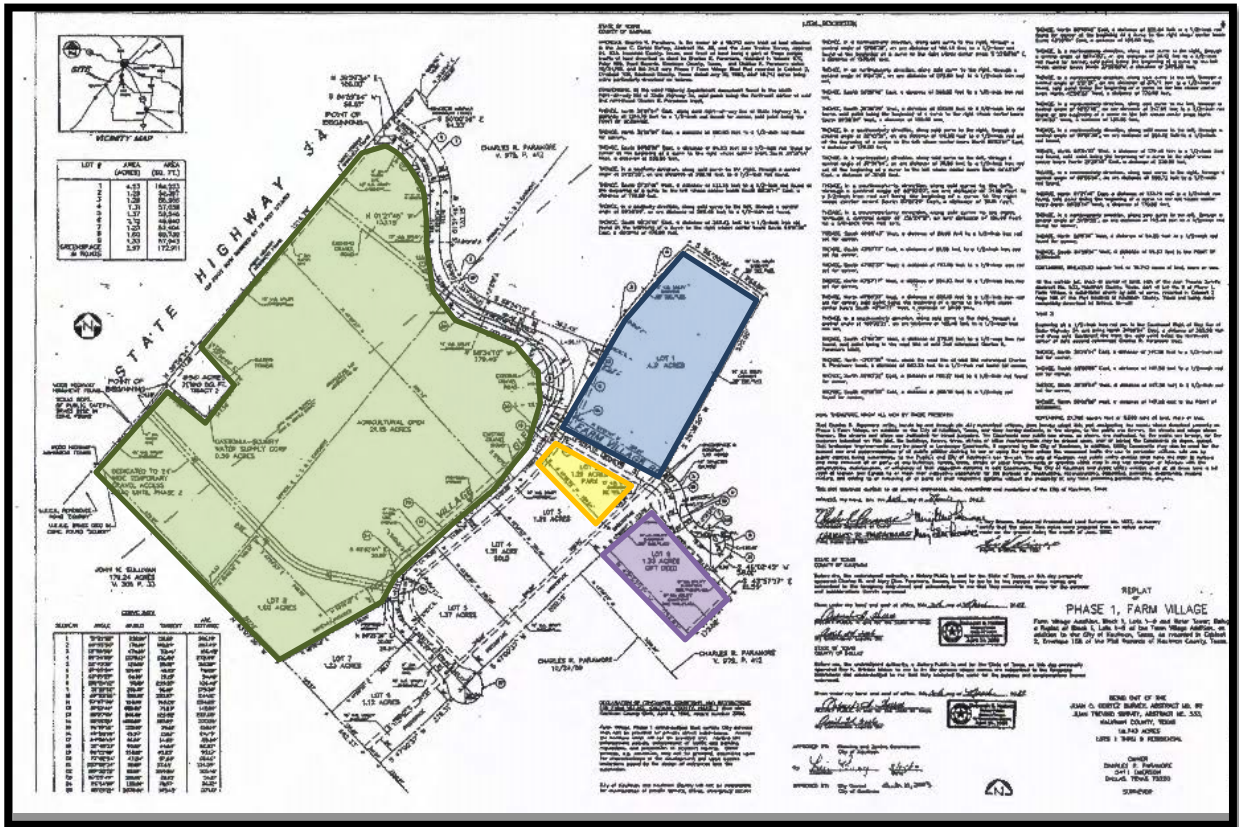
FLOOD STATEMENT
THIS TRACT DOES NOT LIE WITHIN A FLOOD HAZARD AREA AND
IS IN A MINIMAL FLOOD HAZARD AREA KNOWN AS ZONE "X"
AS INDICATED ON FEMA FIRM MAP COMMUNITY PANEL
NO. 48227C0325D. THIS STATEMENT IS BASED SOLELY
ON THE FEMA FIRM MAP AND IS NOT INTENDED TO IMPLY
THAT ANY FIELD VERIFICATION WAS MADE TO MAKE THIS
DETERMINATION.



1995 Final Plat



2003 Replat



Letter from the Applicant Requesting Variances

11/21/2019

Dear Sir/Madam,

I am writing to request approval for the Variance to the Farm Village plat southwest of town. A similar variance was approved in 2004. At that time, my father envisioned creating a replica of a 1930s farming village that would function as a marriage enrichment/counseling retreat for young families. Unfortunately, he was never able to obtain funding to realize his vision. And, in fact, in 2014 he had to sell a major portion of the property because his business ran into significant financial difficulties. He retained the existing approximately 30 acres to serve as an insurance policy to support he and my mom during retirement.

In December of 2015 my dad succumbed to a 10-year battle with blood cancer. I am the executor of his estate. In addition, a year or two prior to my dad's passing my mom was diagnosed with Alzheimer's. In 2015 she was still relatively independent. But she is now in stage 6 Alzheimer's and requires 24-hour care. She is still mobile... she can walk short distances. But she is unable to communicate anything except basic needs and requires assistance with all bodily functions. My mom is also suffering from the middle-class curse. She is not poor enough to qualify for government assistance and she is not rich enough to pay for her care. All her assets are tied up in property... the property in Kaufman, joint ownership of a cabin in Colorado, and her home in Dallas. As a result, she is cash poor. For the last four years my brother and I have been caring for my mom in her home. Initially this was not a serious burden because she was still somewhat independent. But over the last two years this has necessitated a week on/week off schedule where either I or my brother are in her home taking care of her. We do have some in-home help, but for the last year I have been having to pay for this out of my own retirement funds. Frankly, the emotional and financial cost of taking care of my mom is overwhelming and my brother and I are exhausted.

I am currently unable to sell any of mom's property that falls within the Kaufman ETJ because of right of way issues that are a result of my dad's long-ago dream. I have discussed the replat with all the existing neighbors around the property, and two of them would like to buy portions of the property. The replat would enable me to sell a portion of the existing property and have funds that would take care of my mom for the next year and a half.

Variances and a replat are required because Cornerstone lodge built on the original version of the plat. And I have not been able to figure out a way to just cancel the plat since they are on the property. I would be happy to go into detail in person (or in writing), but I am certain that the replat as drawn not only protects the interests of my neighbors but furthers the desires they have for their property as well.

I respectfully request approval of the variance and the replat in order to best satisfy the needs of all parties involved and to relieve my family and me of some of the intense burden that caring for my mom currently requires.

Sincerely,
Steve Paramore
214 808 3997



**DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, DECEMBER 3, 2019 - 6:00 P.M.
KAUFMAN CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET,
KAUFMAN, TEXAS**

CHAIRMAN	BURTON BROWN	
VICE-CHAIRMAN	PATRICK CARDOZA	
COMMISSIONER	COLTEN BRANTLEY	(Absent)
COMMISSIONER	RICHARD DUNN	
COMMISSIONER	GLADIS SALDANA	
COMMISSIONER	CURTIS SNOW	
COMMISSIONER	VACANT	

PLEDGE OF ALLEGIANCE

US FLAG

TEXAS FLAG

“HONOR THE TEXAS FLAG. I PLEDGE ALLEGIANCE TO THEE, TEXAS ONE STATE UNDER GOD, ONE AND INDIVISIBLE”.

CALL THE MEETING TO ORDER: CHAIRMAN CALLS THE MEETING OR ORDER, STATES THE DATE AND TIME, STATES THE COMMISSIONERS PRESENT, AND DECLARES A QUORUM PRESENT.

Chairman Brown called the meeting to order at 6:03 p.m. Tuesday, December 3, 2019. Commissioners present were Chairman Burton Brown, Vice-Chairman Cardoza, Commissioner Richard Dunn, Commissioner Gladis Saldana, and Commissioner Curtis Snow. Director of Development Services Marcy Ratcliff and Planning Technician Joy Henderson were present. Present in the audience were Phil Paramore, Steve Paramore, Mary Paramore, Buck Marshall, William Johnson, Summer Harrison, Mr. & Mrs. Matthew Shelton, Ann McKinnon, Helen Peteet, Loyce Nix, Bob Laird, LaDonna Laird, Sonia Prakash, Elaurhur Prakash, Abisulk Prakash, and Ann McKinnin.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES)

Comments about any of the Planning and Zoning 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 Planning and Zoning on any subject but must first complete a Request to Speak Form so that the Chairman may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the Commissioners as a whole. **When addressing the Planning and Zoning**

Commissioners, please step forward to the speaker's podium, state your name and address, and direct your comments to the Chairman and Commissioners.

PUBLIC HEARING ITEM:

1. **CONDUCT CONDUCT A PUBLIC HEARING AND MAKE A RECOMMENDATION TO CITY COUNCIL ON A REQUEST BY STEVE PARAMORE ON THE FARM VILLAGE PHASE I ADDITION BEING A REPLAT OF LOTS 2-9, OPEN AREA, GREEN SPACE AREAS AND REALIGNING THE RIGHT OF WAY FOR FARM VILLAGE ROAD AND VARIANCES TO THE SUBDIVISION REGULATIONS, SECTION III. "SUBDIVISION DESIGN STANDARDS", SECTION 3.1 "STREETS" SPECIFIC TO STREET CONSTRUCTION, CUL-DE-SAC LENGTH, TWO POINTS OF ENTRANCES TO A SUBDIVISION, SECTION 3.5 "SIDEWALKS", AND SECTION 3.10 "STORMWATER COLLECTION/CONVEYANCE SYSTEMS". THIS 34.43 ACRE SITE IS LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF KAUFMAN AND GENERALLY LOCATED ALONG SOUTH SH 34 ON THE EAST SIDE ALMOST TO THE CITY OF SCURRY AND BEHIND THE GASTONIA SCURRY SPECIAL UTILITY DISTRICT WATER TOWER, ONTO FARM VILLAGE ROAD, 8355 VILLAGE GLEN LANE AND OTHER UNADDRESSED VACANT LOTS WITHIN THE SUBDIVISION. A TWELVE LOT SUBDIVISION IS PROPOSED. (FP-11-19)**
 - A. **PRESENTATION OF REQUESTED SUBDIVISION ORDINANCE VARIANCES AND FARM VILLAGE, PHASE 1, REPLAT.**
 - I. **SECTION 3.1.C.7 STREET CONSTRUCTION - ALL STREETS AND THOROUGHFARES SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE TO CITY STANDARDS. REQUESTING: ALL STREETS NOT TO BE CONSTRUCTED.**
 - II. **SECTION 3.1.P CUL-DE-SAC LENGTH - A CUL-DE-SAC STREET SHALL NOT BE LONGER THAN 600 FEET, AND AT THE CLOSED END SHALL HAVE A TURN-AROUND BULB WITH AN OUTSIDE PAVEMENT DIAMETER OF AT LEAST 80 FEET AND A RIGHT-OF-WAY DIAMETER OF AT LEAST 100 FEET. THE LENGTH OF A CUL-DE-SAC SHALL BE MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTERLINE OF THE CUL-DE-SAC BULB. REQUESTING THE LENGTH OF THE CUL-DE-SAC FOR FARM VILLAGE ROAD AND VILLAGE GLEN ROAD BE LONGER THAN THE 600 FOOT MAXIMUM ALLOWABLE LENGTH.**

- III. SECTION 3.1.T TWO POINTS OF ENTRANCE TO A SUBDIVISION- ALL SUBDIVISIONS SHALL HAVE AT LEAST TWO POINTS OF ACCESS FROM IMPROVED PUBLIC ROADWAYS. REQUESTING TO ALLOW FARM VILLAGE ROAD, A SINGLE UNPAVED ROAD, FROM SH 34 AS THE SINGLE POINT OF ACCESS TO FARM VILLAGE ADDITION. VICTORY LANE IS NOT PROPOSED TO BE DEVELOPED UNTIL UNKNOWN FUTURE DATE..**
- IV. SECTION 3.5.A. SIDEWALKS - PEDESTRIAN CONCRETE SIDEWALKS NOT LESS THAN 4 FEET WIDE SHALL BE PROVIDED WITHIN ALL RESIDENTIAL SUBDIVISIONS, AND SIDEWALKS NOT LESS THAN 5 FEET WIDE SHALL BE PROVIDED WITHIN ALL NON-RESIDENTIAL DEVELOPMENTS AND ALONG ALL PERIMETER ROADWAYS (FOR BOTH RESIDENTIAL AND NON-RESIDENTIAL DEVELOPS). REQUESTING TO INSTALL NO SIDEWALKS WITHIN OR ON THE PERIMETER OF THE SUBDIVISION.**
- V. SECTION 3.10.A STORMWATER COLLECTION/CONVEYANCE SYSTEMS - SYSTEM DESIGN REQUIREMENTS - ALL SUBDIVISIONS WITH AN AVERAGE LOT SIZE OF 20,000 SF SHALL HAVE A CONCRETE CURB AND GUTTER DRAINAGE SYSTEM. REQUESTING TO NOT PROVIDE A CONCRETE CURB AND GUTTER DRAINAGE SYSTEM.**

B. PUBLIC HEARINGS

The Public Hearing opened at 6:06 p.m.

Marcy Ratcliff, Director of Development Services stated the original developer Charles Paramore passed away and the majority of Farm Village Addition is now owned by his wife Mary Paramore. Mrs. Paramore's sons are acting as her agent and the executor of the estate. They along with the owner of Lot 9, Cornerstone Lodge are requesting to replat the subdivision to create three more lots, propose to change the alignment of Farm Village Road, add Victory Lane and dedicate the streets as right-of-way. Previously all the streets were dedicated as private streets. Since 2003 no infrastructure (paved streets, stormwater collection/conveyance system, street lights, and street signs) has been added to the subdivision. Lots 10 and 11 are located north of the new alignment of Farm Village Road. Lot 12 was lot 9 in the 1995 final plat, but was unlabeled as a lot in the 2003 replat.

The applicants are requesting variances to the subdivision design standards again because of the street realignment. No engineering design plans were submitted with the replat application, so the variances listed below are based on the plat itself, the Subdivision Ordinance and the variances requested previously in 2003. The applicants do not want to become developers (installers of infrastructure). The purpose of the replat is to create lots 10 and 11 for the purpose of selling off portions of the subdivision with no infrastructure improvements.

In **1995** - Farm Village Addition, Phase 1 had an approved preliminary plat, land study and final plat. The approved land study was a concept for a conference and retreat center that had an early 1900's farm village appearance. The subdivision was to consist of two types of development, a village concept called Farm Village and residential concept called Village Glen, which would exemplify a theme of single family houses designed in the 1890-1920 period. That concept meant no sidewalks or drainage facilities to keep the nostalgic appearance. There are existing Gastonia-Scurry Special Utility District water lines and ATMOS gas lines that were installed at that time. There was not a file on the 1995 plat. There is no mention of variances to the Subdivision Ordinance's design standards. The plat created nine lots. (See page 5 for copy of original plat)

1999 – City adopted the current Subdivision Ordinance.

2003 – Farm Village Addition, Phase 1 was requested to be replatted (see page 10 for copy of replat with colors summarizing the changes). Lot 1 was changed to lot 2 (colored yellow). Farm Village Road was extended back between a new lot 1 (colored blue) and lot 2 (colored yellow) to a new lot 9 (colored purple) with a temporary cul-de-sac. Another temporary cul-de-sac was added at the end Village Glen Road between lots 5 and 6. The old lot 9 was relabeled as Agricultural Open with no specific lot number (colored green). The replat created 2 new lots (lots 1 and 9) and created an agriculture open area now not designated as a lot (formerly lot 9).

Engineering development plans were submitted. The plans included paving plans for Farm Village Road and Village Glen Road, a drainage plan and a water line extension to the new lot 9, drainage area map, and storm water pollution plan. Variances to the subdivision design standards were requested. Below is a brief summary of the variances approved by City Council on February 10, 2003.

2003 Subdivision Design Variances Approved

1. A 60 foot wide street (size of a minor collector) to be a private street. The subdivision ordinance requires streets wider than 50 feet be dedicated as public streets. (Street Design Standards - **Section 3.1.c.10.b**)
2. If I understand, in 2003 escrow fees were required for the future widening of SH 34 and sidewalks. The applicant did not want to pay for that 147.58 foot wide portion in front of the water tower parcel because it was to be conveyed to Gastonia-Scurry Special Utility District for a future water tower. (**Street Design Standards – Section 3.1.d**)
3. The length of the cul-de-sac for Farm Village Road and Village Glen Road were longer than the 600 foot maximum allowable length. There is not a statement on the plat stating how long each of the cul-de-sac streets were but they both exceeded the maximum 600 foot length. (**Street Design Standards – Section 3.1.p**)
4. All subdivisions shall have at least two points of access from improved public roadways. One paved point of access was to be provided to the subdivision from Farm Village Road and a temporary 24 foot wide gravel access road would be provided until phase 2 was developed. (**Street Design Standards – Section 3.1.t**) Farm Village Road was never paved. The 2nd temporary entrance point was never put in place.
5. All subdivisions with an average lot size of 20,000 SF shall have a concrete curb and gutter drainage system. (**Stormwater Collection/conveyance Systems – Section 3.10.a System design requirements**) Bar ditches were proposed to collect and convey the stormwater runoff. No bar ditches were ever constructed.
6. Pedestrian concrete sidewalks not less than 4 feet wide shall be provided within all residential subdivisions, and sidewalks not less than 5 feet wide shall be provided within all non-residential developments and along all perimeter roadways (for both residential and non-residential developments). (**Sidewalks Section 3.5.a.**) No sidewalks exist within or on the perimeter of the subdivision.

Chairman Brown asked if any other lots have been developed? If you have residents that live there, wouldn't it be important to have streets and drainage to help protect the property? Since there are 3 lots that are currently developed, then our hands are tied as to what we can do.

Commissioner Snow asked what were the variances that were approved in 2003? If the plat was approved today, what would Mr. Paramore have to do tomorrow?

Commissioner Saldana stated the property has not been developed according to the approved plat since 2003. The Planning and Zoning

Commissioners are supposed to support the subdivision regulations to allow for development that will meet the minimum standards and unfortunately the dream the owner had for this property did not materialize. Please keep in mind that the Planning and Zoning Commission is a board that can make recommendations only. It will be up to the City Council to decide if they want to approve the plat with the variances or not.

Steve Paramore stated he has been working on this subdivision with Jon and Don Burt for over a year now. The person who owns lot 1 wants to purchase lot 10. A different person wants to purchase lot 11. Neither one of the purchasers want to purchase the lots with a road or right of way going through the middle of the lots. Corner Stone Church wants access directly to Highway 34. His father's dream was to make this into a retreat for young married couples where they can work on their marriage and their relationship with God. Unfortunately he had to sell some of the property located behind this one to help pay bills. He is just asking for the same variances that was approved in 2003, be approved now so he can sell some of the lots to help care for his mother. The current road is a rock and dirt mixture and it is essentially a driveway for the 3 lots that are developed.

Buck Marshall stated the people that are living in this subdivision is because they want the natural and rural type of environment and not one with streets, gutters and lights. He is interested in lots 2 & 3 so it will not be developed but left natural. The people on lot 1 like hunting and fishing and loves the wide open outdoors. This case is as simple as move the location of a driveway from one spot to another. It shouldn't be complicated. The subdivision is already there and the people that live there don't want it developed.

The Public Hearing closed at 7:20 p.m.

C. CONSIDER AND MAKE A RECOMMENDATION ON SUBDIVISION ORDINANCE VARIANCE REQUESTS.

Commissioner Snow made a motion to deny all of the requested variances listed above. The motion was seconded by Commissioner Saldana. Chairman Brown called for a vote with Chairman Brown, Commissioner Dunn, Commissioner Saldana, and Commissioner Snow voting AYE, and Vice-Chairman Cardoza voting Nay. The motion carried by a vote of 4-1.

D. CONSIDER AND MAKE A RECOMMENDATION ON THE FARM VILLAGE, PHASE 1 REPLAT REQUEST.

Commissioner Dunn made a motion to deny the request to replat Farm Village, Phase 1. The motion was seconded by Commissioner Snow.

Chairman Brown called for a vote with Chairman Brown, Commissioner Dunn, Commissioner Saldana, and Commissioner Snow voting AYE, and Vice-Chairman Cardoza voting Nay. The motion carried by a vote of 4-1.



Meeting
Date: 12/16/2019

Date: 12/13/2019

Item #: 16.

Dept.: Administration

Action Item

SUBJECT:

Hold a Public Hearing and consider and take appropriate action regarding a Final Plat, such request being a proposed Replat of the Farm Village Addition, Phase I and being a replat of Lots 2-9, open area, green space areas and re-aligning the right of way for Farm Village Road, a 34.43 acre site located in the Extraterritorial Jurisdiction of the City of Kaufman and generally located along South SH 34 on the east side almost to the City of Scurry and behind the Gastonia Scurry Special Utility District water tower, onto Farm Village Road, 8355 Village Glen Lane and other unaddressed vacant lots within the subdivision. A twelve lot subdivision is proposed. (FP-11-19)

BACKGROUND:

See Item Report and supporting documents from Item 6.

Author:

Reviewed:

Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: See Item 6 recommendation.

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



Meeting
Date: 12/16/2019

Date: 12/3/2019

Item #: 17.

Dept.: Development
Services

Action Item

SUBJECT:

Hold a Public Hearing and consider and take appropriate action on Ordinance O-34-19, an ordinance of the City Council of the City of Kaufman, for a request by Matthew Shelton and Summer Harrison to amend the City of Kaufman's Future Land Use Plan from Future Commercial to Future Medium Density Single Family Residential on the property addressed as 711 East 1st North Street and part of Block 324 of the Kaufman Revised Addition. The property is proposed to be used as a single family development. (M-01-19)

BACKGROUND:

See the attached Planning and Zoning Commission report dated 12-03-2019

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 December 3, 2019, recommended approval of M-01-19, by a vote 5-0 to amend the Future Land Use Plan from Future Commercial to Future Medium Density Single Family Residential on the property addressed as 711 East 1st North and part of Block 324 of the Kaufman Revised Addition.

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



Planning and Zoning Commission Agenda Item: 2

Meeting Date: December 3, 2019

Consent: No

Discussion/Action: Yes

SUBJECT: Conduct a public hearing and make a recommendation to City Council on a request by Matthew Shelton and Summer Harrison to amend the City of Kaufman's Future Land Use Plan from Future Commercial to Future Medium Density Single Family Residential on the property addressed as 711 East 1st North Street and part of Block 324 of the Kaufman Revised Addition. The property is proposed to be used as a single family development. (M-01-19)

BACKGROUND/SUMMARY:

When the Comprehensive Plan was adopted in 1999 the subject property was shown as low density residential and remained that way until the 2008 update. In 2008 the proposed future land use of the 700 block of East 1st North was revised to future commercial land use to reflect the current retail zoning of the property and the Future North SH 34 Bypass(north of Mulberry Street). The thought at that time was the construction of the Future North SH 34 Bypass would change the needs of the neighborhood and allowing limited commercial uses within the neighborhood would be beneficial. Letting a commercial property at the northeast corner of the intersection of East 1st North and the Future SH 34 Bypass North at the time, made sense. Development events have not occurred as initially thought. Even the alignment of Future SH 34 Bypass South changed at Rand Road. The current SH 34 Bypass South heading north of Rand Road now aligns with the intersection of SH 243 (East Mulberry Street) and Terrell Highway (SH 34).

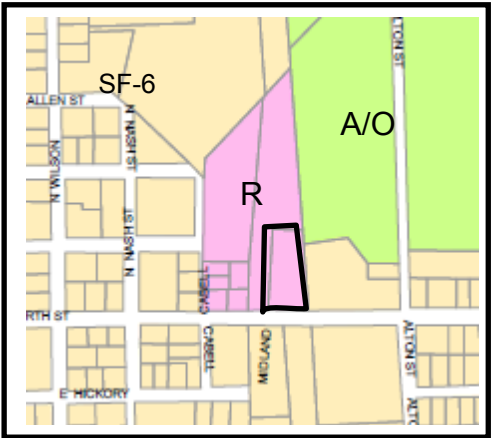
TxDOT held several public meetings throughout Kaufman County in 2018 to collect, document and analyze the public's input on the SH 34 Feasibility Study to determine where and when in the future it would connect from Kaufman to Interstate 20 in Terrell. A final conclusion has not been published to date.

The subject property was zoned Retail in the 1999 City wide rezoning. The property was rezoned from General Industrial to Local Retail between 1992 and 1999. The property is currently used as a single family residence with an art studio. The existing metal building was originally developed as a feed store known as the "old compress".

The subject property has been zoned as some type of retail or general industrial property since 1980, due to the original building's use and its' proximity to the Future State Highway 34 Bypass. For almost 40 years, nothing commercially or industrially has ever redeveloped on the property. There is an opportunity to have the building improved a residential use and to become an asset to the neighborhood, which is long overdue.

SURROUNDING ZONING AND EXISTING LAND USES:

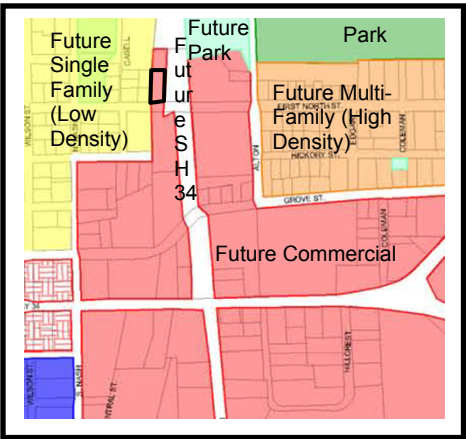
	Zoning	Existing Land Use
North:	R	Vacant-Undeveloped
South:	SF-6	Single family residences
East:	SF-6	Vacant-Undeveloped treed area and Faith of Deliverance Baptist Church
West:	R	2 Single family residences & red metal commercial building



COMPREHENSIVE PLAN:

Future Land Use Plan:

The 2014 Future Land Use Plan designates the land use of the subject property as Future Commercial. The existing Retail zoning is in compliance with the 2014 Future Land Use Plan because it allows a variety of neighborhood service, commercial and office uses. The request is to amend the land use to Future Single Family (Medium Density). The Future Single Family (Medium Density) land use would allow the property to be rezoned to Single Family Residential – 6 (SF-6), which is similar to what the other properties in the neighborhood are zoned.



Thoroughfare Plan:

The Thoroughfare Plan designates Future North SH 34 Bypass (north of Mulberry Street) as a “Type AA”, Major Regional Arterial Thoroughfare, requiring a future right-of-way width of 240 feet for a 4 lane divided highway with shoulders. The City of Kaufman's and Kaufman County's Future Thoroughfare plan shows a future alignment following an old railroad right of way. TxDOT held several public meetings throughout Kaufman County in 2018 to collect, document and analyze the public input on the SH Highway 34 Feasibility Study. A final conclusion has not been published to date.

The Thoroughfare Plan designates East 1st North Street as a “Type C” Major Collector Street, requiring a future right-of-way width of 80'. The existing right-of-way width is approximately 60 feet and may be wider in some areas. Typically “Type C” major collector streets are a four lane undivided thoroughfare with 44-foot wide paving section (four 11-foot wide lanes). The street is currently developed as an over wide 2 lane street.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 14 property owners within 300 feet of 711 East 1st North Street. The State requires a 200-foot notification and the City of Kaufman notifies an extra 100-foot radius, for every notification required in the Comprehensive Zoning Ordinance. The results are as follow:

- Number of property owners who returned letter in agreement of the request: 0
- Number of property owners who returned letter in opposition of the request: 0
- Number of property owners have not responded: 14

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:

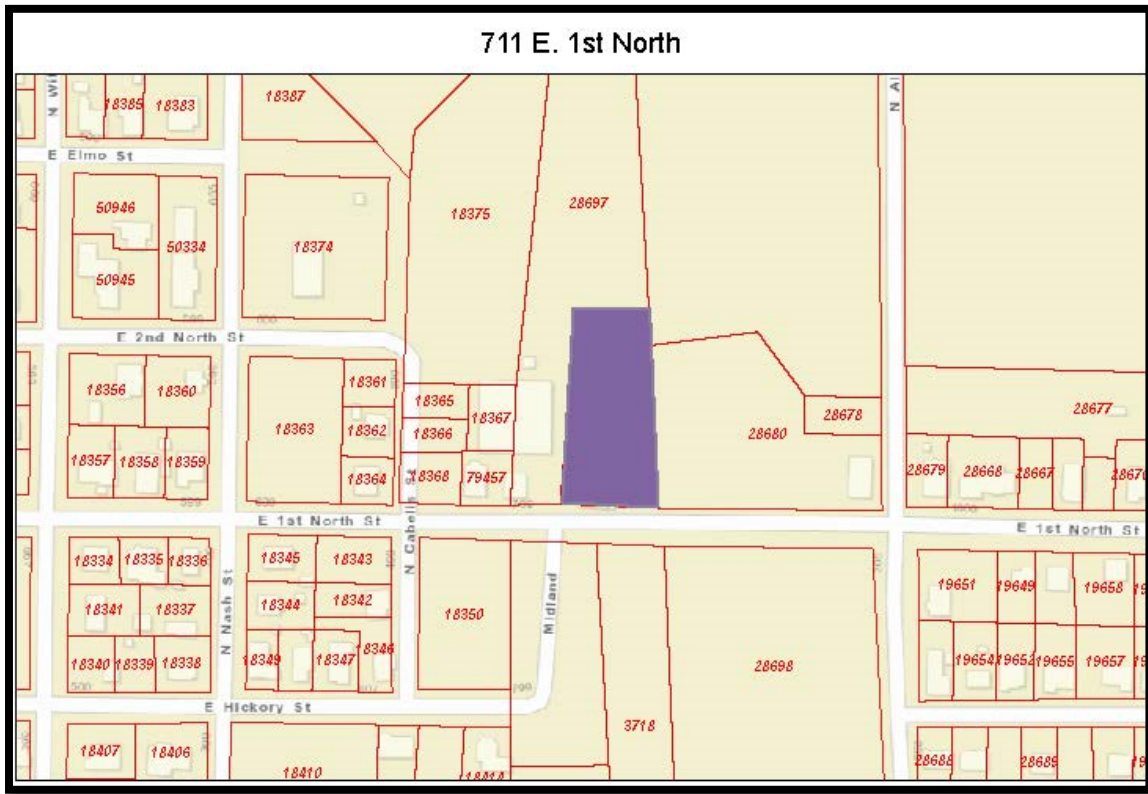
Staff recommends approval of M-01-19 to amend the Future Land Use Plan from Future Commercial to Future Single Family (Medium Density) on 0.746 acres on property located at 711 East 1st North Street.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Survey
4. Letter from applicant

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

Location Map



Aerial Map



[illegible]

To: Kaufman Planning and Zoning Commission and City Council

From: Matthew Shelton & Summer Harrison

RE: M-01-19 Future Land Use Plan Amendment from Future Commercial to Future Single Family (Medium Density)

We are requesting to amend the Kaufman Future Land Use Plan on the property addressed as 711 E 1st North Street, Kaufman, TX 75142 from Future Commercial to Future Single Family (Medium Density). This would allow the non-conforming commercial structure (former grain mill & feed store) that has been used as a residential home for more than 20 years to be rezoned to a single family. This would allow the buyers (Mr. & Mrs. Shelton) to restore and renovate the building into their personal home. This would bring the use and zoning into conformance with the future land use plan.



ORDINANCE O-34-19

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 AND O-24-18 FROM FUTURE COMMERCIAL TO FUTURE SINGLE FAMILY MEDIUM DENSITY FOR AN APPROXIMATE 0.746 ACRE TRACT OF LAND, GENERALLY LOCATED AT 711 EAST 1ST NORTH, BEING A TRACT OF LAND, PART OF THE J.B. COLE SURVEY, ABSTRACT NO. 84, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS; 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 (Z-09-19) from Retail ("R") to Single Family Residential-6 ("SF-6") was requested by the property owner of an approximate 0.746 acre tract of land, generally located at 711 East 1st North Street, such tract being a part of the J.B. Cole Survey, Abstract 84, 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 as Exhibit "A" (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 to be designated for Future Commercial development; and

WHEREAS, the owner of the Property is requesting that the Future Land Use Plan (MP-01-19) be amended to change the Future Commercial designation to a Future Single Family Medium Density designation in order to allow the zoning and development of the Property for those uses allowed in a Single Family Residential-6 ("SF-6") Zoning District of the City of Kaufman; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on the 3rd day of December, 2019 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 a recommendations to amend the Future Land Use Plan Map as to change the designation from Future Commercial to Future Single Family Medium Density Residential; and

WHEREAS, the City Council held a public hearing on the 16th day of December, 2019, 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 all legal requirements of notice and hearings have been met and considering the request and has further determined the requested amendment to the Future Land Use Plan to change the designation from Future Commercial to Future Single Family Medium Density Residential 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 (MP-01-19).

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 future land uses from Future Commercial to Future Single Family Medium Density on an approximate 0.746 acre tract of land generally located at 711 East 1st North Street, such tract being a part of the J.B. Cole Survey, Abstract 84, City of Kaufman, Kaufman County, Texas described in the attached **Exhibit "A"** 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 and O-24-18, 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 16th day of December, 2019.

**JEFF JORDAN
MAYOR**

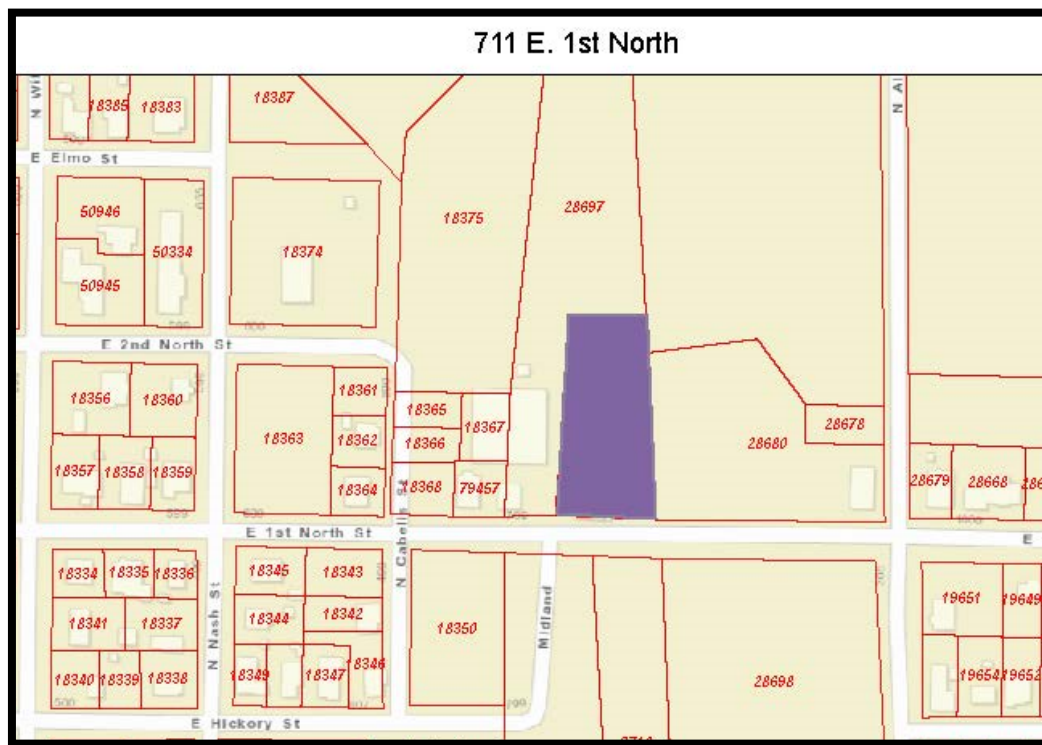
ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**PATRICIA A. ADAMS
CITY ATTORNEY**

MP-01-19
711 East 1st North Street





Meeting
Date: 12/16/2019

Date: 12/3/2019

Item #: 18.

Dept.: Development
Services

Action Item

SUBJECT:

Hold a Public Hearing and consider and take appropriate action on Ordinance O-35-19, an ordinance of the City Council of the City of Kaufman, for a request by Matthew Shelton and Summer Harrison to rezone 0.746 acres at the property addressed as 711 East 1st North Street and part of Block 324 of the Kaufman Revised Addition from Retail (R) to Single Family 6 (SF-6). The property is proposed to be used as a single family development. (Z-09-19)

BACKGROUND:

See the attached Planning and Zoning Commission report dated 12-03-2019.

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 December 3, 2019, recommended approval of Z-09-19, by a vote 5-0 to rezone 0.746 acres from Retail (R) to Single Family-6 (SF-6) on property located at 711 East 1st North Street and part of Block 324 of the Kaufman Revised Addition .

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



Planning and Zoning Commission Agenda Item: 3

Meeting Date: December 3, 2019

Consent: No

Discussion/Action: Yes

SUBJECT: Conduct a public hearing and make a recommendation to City Council on a request by Matthew Shelton and Summer Harrison to rezone the property addressed as 711 East 1st North Street and part of Block 324 of the Kaufman Revised Addition from Retail (R) to Single Family 6 (SF-6). The property is proposed to be used as a single family development. (Z-09-19)

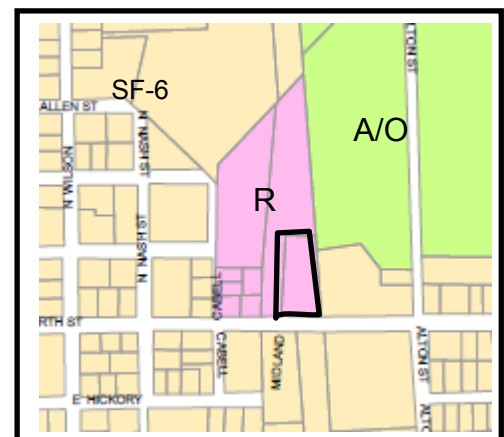
BACKGROUND/SUMMARY:

The subject property was zoned Retail in the 1999 City wide rezoning. The property was rezoned from General Industrial to Local Retail between 1992 and 1999. The property is currently used as a single family residence with an art studio. The existing metal building was originally developed as a feed store known as the “old compress”. Staff does not know how the building was allowed to be occupied as a residence. The residential use is considered non-conforming with the existing Retail zoning. The applicant desires to complete the exterior restoration/renovation that will maintain the building’s historical charm and allow as a matter of right the ability to occupy the structure as a single family residence. The rezoning would allow building permits to be issued for residential renovations.

The subject property has been zoned as some type of retail or general industrial property since 1980, due to the original building use and its proximity to the Future State Highway 34 Bypass. For almost 40 years, nothing commercially or industrially has ever redeveloped on the property. There is an opportunity to have the building to be improved and to become an asset to the neighborhood, which is long overdue.

SURROUNDING ZONING AND EXISITNG LAND USES:

	Zoning	Existing Land Use
North:	R	Vacant-Undeveloped
South:	SF-6	Single family residences
East:	SF-6	Vacant-Undeveloped treed area and Faith of Deliverance Baptist Church
West:	R	2 Single family residences & red metal commercial building



COMPREHENSIVE PLAN:

Future Land Use Plan:

The 2014 Future Land Use Plan designates the land use of the subject property as Future Commercial. The existing Retail zoning is in compliance with the 2014 Future Land Use Plan because it allows a variety of neighborhood service, commercial and office uses. The request is to amend the land use to Future Single Family (Medium Density), which is the previous agenda item M-01-19 and then rezone the property from Retail (R) to Single Family Residential – 6 (SF-6), which is similar to what the other properties in the neighborhood are zoned.

Thoroughfare Plan:

The Thoroughfare Plan designates Future North SH 34 Bypass (north of Mulberry Street) as a “Type AA”, Major Regional Arterial Thoroughfare, requiring a future right-of-way width of 240 feet for a 4 lane divided highway with shoulders. The City of Kaufman’s and Kaufman County’s Future Thoroughfare plan shows a future alignment following an old railroad right of way. TxDOT held several public meetings throughout Kaufman County in 2018 to collect, document and analyze the public input on the SH Highway 34 Feasibility Study. A final conclusion has not been published to date.

The Thoroughfare Plan designates East 1st North Street as a “Type C” Major Collector Street, requiring a future right-of-way width of 80’. The existing right-of-way width is approximately 60 feet and may be wider in some areas. Typically “Type C” major collector streets are a four lane undivided thoroughfare with 44-foot wide paving section (four 11-foot wide lanes). The street is currently developed as an over wide 2 lane street.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 14 property owners within 300 feet of 711 East 1st North Street. The State requires a 200-foot notification and the City of Kaufman notifies an extra 100-foot radius, for every notification required in the Comprehensive Zoning Ordinance. The results are as follow:

- Number of property owners who returned letter in agreement of the request: 0
- Number of property owners who returned letter in opposition of the request: 0
- Number of property owners have not responded: 14

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:

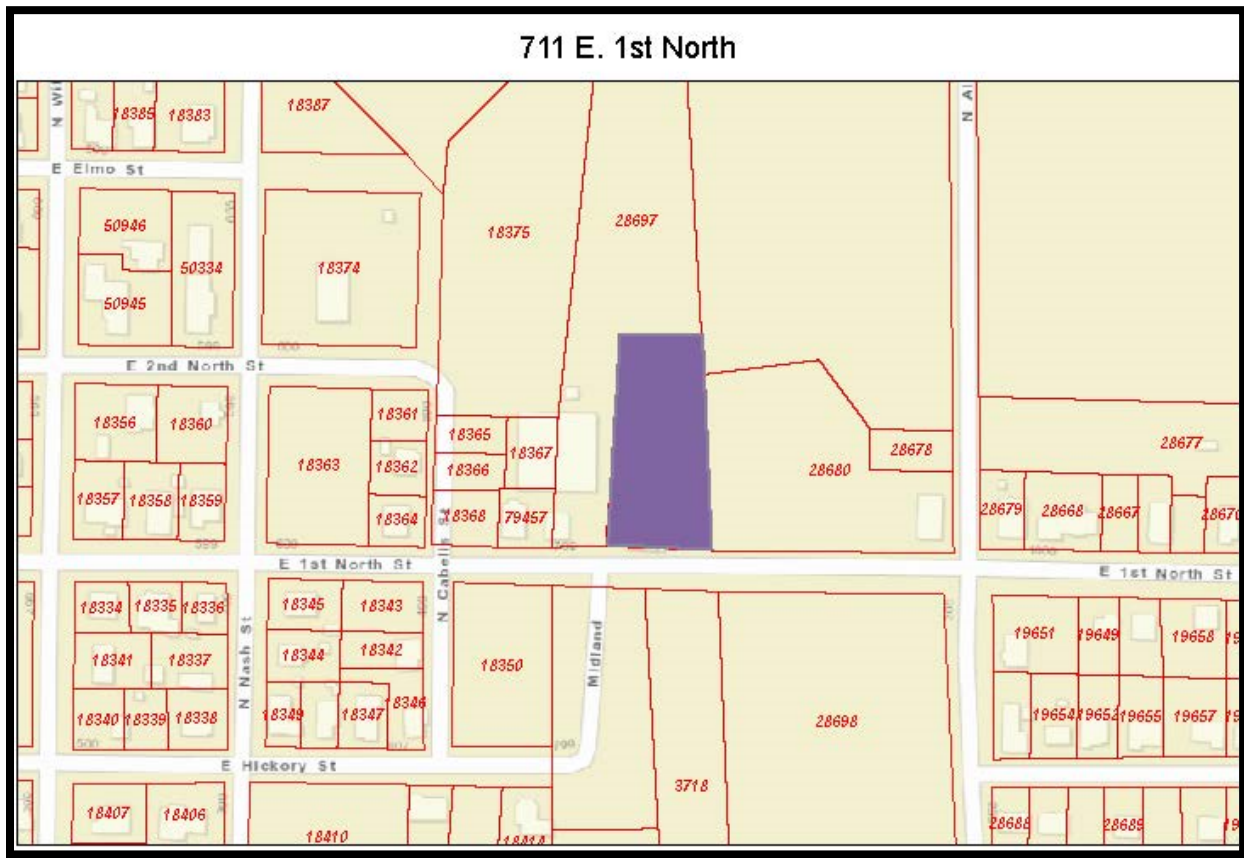
Staff recommends approval of Z-09-19 to rezone 0.746 acres from Retail to Single Family-6 to on property located at 711 East 1st North Street.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Letter from Applicant
4. Property Owner Responses

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

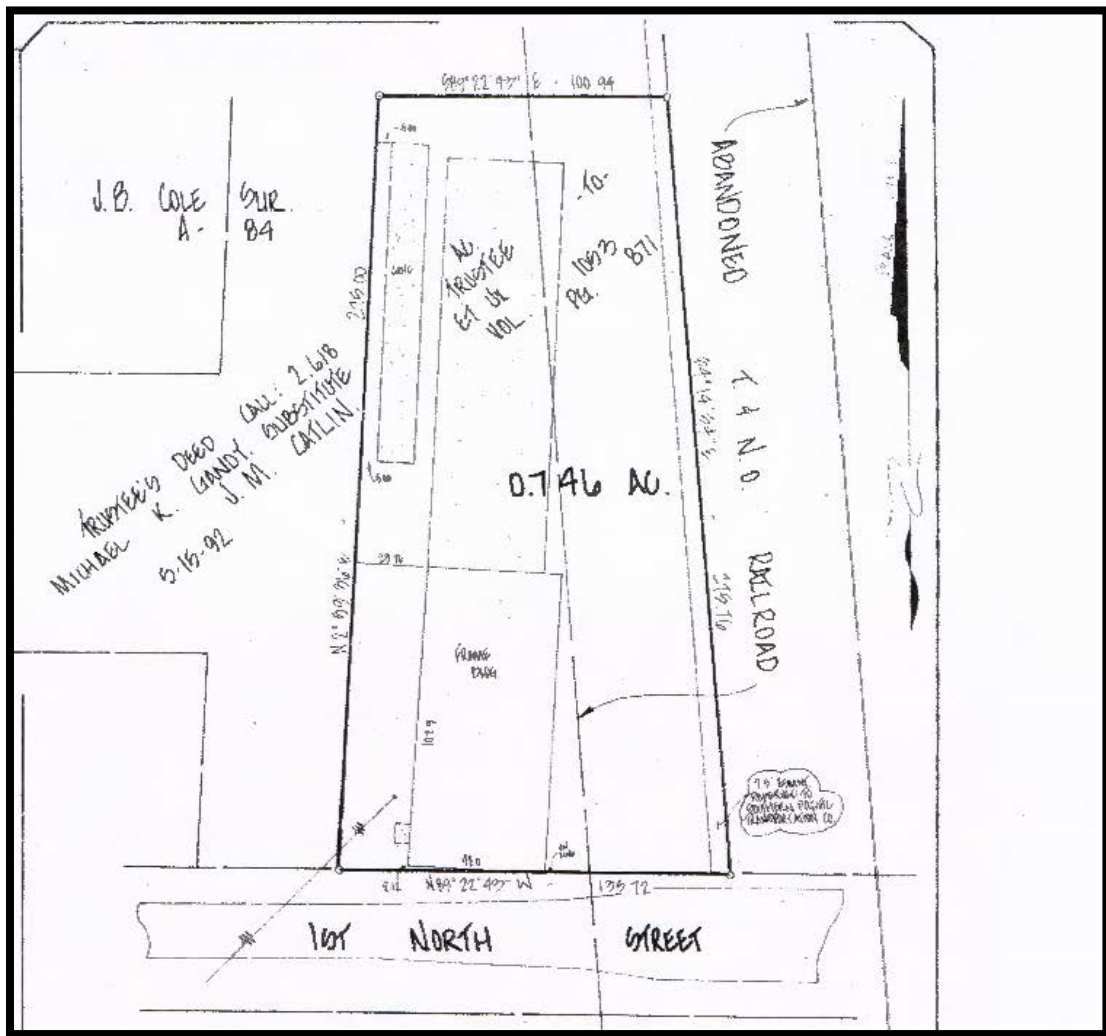
Location Map



Aerial Map



Survey



To: Kaufman Planning and Zoning Commission and City Council

From: Matthew Shelton

RE: Z-09-19 Rezoning Case on 711 E. 1st North from Retail to SF-6

The property at 711 E. 1st North Street is currently for sale by William Johnson. It is under contract with buyer Matthew Shelton. Mr. Shelton would like to have the property rezoned to residential so he could complete an exterior restoration/renovation that maintains the building's historical charm. Mr. Shelton would also like to renovate and finish out the interior as he plans to make this building a home for him and his young family. With the current zoning Mr. Shelton would be limited on the type and amount of restoration/renovations he would be permitted to do under the "non-conforming use". Mr. Shelton believes his plans for his proposed home would be both favorable to historical lovers and a beautiful improvement to his future neighbors.



ORDINANCE O-35-19

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING CHAPTER 118, "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, THE COMPREHENSIVE ZONING ORDINANCE, AND THE OFFICIAL ZONING MAP OF THE CITY TO CHANGE THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.746 ACRE TRACT OF LAND FROM RETAIL "R" TO SINGLE FAMILY RESIDENTIAL-6 "SF-6", THE PROPERTY BEING GENERALLY LOCATED AT 711 EAST 1ST NORTH STREET, BEING A TRACT OF LAND PART OF THE J.B. COLE SURVEY, ABSTRACT NO. 84, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS AND ZONING MAP AMENDMENT; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, at its' regular meeting held on the 3rd day of December, 2019, the Planning and Zoning Commission after holding a public hearing did consider and make a recommendation for approval of a request to rezone an approximate 0.746 acre tract of land from Retail to Single Family Residential-6 (Case No. Z-09-19), the land being generally located at 711 East 1st North Street, such tract being a part of the J.B. Cole Survey, Abstract 84, 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 as (the "Property"), and

WHEREAS, at its' regular meeting held on the 16th day of December, 2019, after holding a public hearing for the proposed amendment to rezone the Property from Retail to Single Family Residential 6, the City Council determined that all legal requirements of notice and hearings were met, considering the recommendations of the Planning and Zoning Commission, the public was provided an opportunity to provide input, and considering the public input and the compatibility of the proposed Single Family Residential-6 ("SF-6") zoning with surrounding properties and the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the City, the City Council determined that the following amendment to the Zoning Ordinance and Zoning Map of the City 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.

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

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

SECTION 2. AMENDMENT. That Chapter 118, "Zoning" of the Code of Ordinances of the City of Kaufman, the Comprehensive Zoning Ordinance, is hereby amended to reflect the change in zoning from Retail ("R") to Single Family Residential-6 ("SF-6") on the Property described in the attached Exhibit "A" for an approximate 0.746 acre tract of land more commonly known as 711 East 1st North Street, such tract being a part of the J.B. Cole Survey, Abstract 84, City of Kaufman, Kaufman County, Texas as depicted in Exhibit "A".

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 classification of the Property from Retail ("R") to Single Family Residential 6 ("SF-6"), 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 APPROVED this 16th day of December4, 2019.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

Z-09-19
711 East 1st North Street

**STATEWIDE SURVEYING SERVICES
REGISTERED PROFESSIONAL LAND
SURVEYORS**

GARY SIJRVEN, R.P.L.S. (OWNER)
208 N. WASHINGTON

GREG SIJRVEN, R.P.L.S.
KAUFMAN, TEXAS 75142

METRO PHONE/FAX: (972) 962-6481

FIELD NOTES FOR JOY CATLIN
J. B. COLE SURVEY, ABSTRACT NO. 84
CITY OF KAUFMAN
KAUFMAN COUNTY, TEXAS

All that certain lot, tract or parcel of land situated within the corporate limits of the City of Kaufman, Kaufman County, Texas, part of the J. B. Cole Survey, Abstract No. 84, part of that certain called 2.618 acre tract conveyed in a Trustee's Deed to J. M. Catlin, et ux by Michael K. Gandy, Substitute Trustee on May 15, 1992, recorded in Vol. 1053 page 871 of the Deed Records of Kaufman County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 3/8" Iron rod set at the Southeast corner of the above mentioned 2.618 acre tract, in the centerline of the abandoned T. & N. O. Railroad and being at the intersection of said centerline with the North Right of Way line of 1st North Street.

THENCE N 89 deg. 22 min. 43 sec. W, with the South line of said 2.618 acre tract and with the North line of 1st North Street, a distance of 135.72 ft. to a 3/8" Iron rod set for corner.

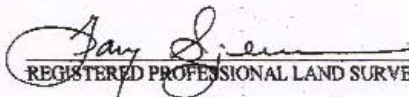
THENCE N 2 deg. 59 min. 36 sec. E, a distance of 275.00 ft. to a 3/8" Iron rod set for corner.

THENCE S 89 deg. 22 min. 43 sec. E, a distance of 100.94 ft. to a 3/8" Iron rod set for corner in the East line of said 2.618 acre tract and in the centerline of the above mentioned abandoned Railroad.

THENCE S 4 deg. 14 min. 54 sec. E, with the East line of said 2.618 acre tract and with said centerline, a distance of 275.76 ft. to the place of beginning, containing 0.746 of an acre of land.

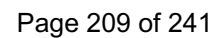
I, Gary Sjerven, Registered Professional Land Surveyor No. 1693, do hereby certify that the above field notes and companion plat were prepared from an actual survey made by me on the ground during the month of September, 1998.

GIVEN UNDER MY HAND AND SEAL this the 30th day of September, 1998.


REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1693
CATLIN.WPD



Z-09-19
711 East 1st North Street





Meeting
Date: 12/16/2019

Date: 12/3/2019

Item #: 19.

Dept.: Development
Services

Action Item

SUBJECT:

Consider and take appropriate action on the Preliminary Plat of Lots 1-5, Block 1, The Sterlings Addition. The 0.993 acre site is located between Lions Den Trail and Tabor Parkway. The property is zoned Townhouse (TH). A subdivision of five duplex lots is proposed.(PP-02-19)

BACKGROUND:

See the attached Planning and Zoning Commission report dated 12-03-2019.

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 December 3, 2019, recommended approval by a vote 5-0 of the Preliminary Plat of Lots 1-5, Block, 1, The Sterlings Addition.

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



Planning and Zoning Commission Agenda Item: 4

Meeting Date: December 3, 2019

Consent: No

Discussion/Action: Yes

SUBJECT: Consider and make a recommendation to City Council on the Preliminary Plat of Lots 1-5, Block 1, The Sterlings Addition. The 0.993 acre site is located between Lions Den Trail and Tabor Parkway. The property is zoned Townhouse (TH). A subdivision of five duplex lots is proposed. PP-02-19)

SUMMARY:

Lots 1-5 are proposed to be developed with five duplexes for a total of 10 dwelling units. The minimum lot size is 7,000 SF. Below is a breakdown of the lot requirements:

	Proposed Lot Size	Minimum Lot Size
Lot 1	7,000 SF	7,000 SF
Lot 2	7,000 SF	7,000 SF
Lot 3	7,061 SF	7,000 SF
Lot 4	7,669 SF	7,000 SF
Lot 5	14,515 SF	7,000 SF

Lot 5 is significantly larger due to an existing 20 foot access easement to a 20 foot x 25 foot area for a pad site for the switching building for the existing adjacent tower. The access easement area is undevelopable.

THOROUGHFARE PLAN: The Thoroughfare Plan designates Tabor Parkway (CR 151/Old Kemp Highway) as a "Type B", Minor Arterial, requiring a future right-of-way width of 100 feet. All the required right of way for Tabor Parkway has already been dedicated to the City.

COMPREHENSIVE PLAN: The property is zoned Townhouse for duplex development. The for Townhouse District for development of five duplex units is in compliance with the 2014 Future Land Use Plan because Multi Family High Density allows multifamily low density duplex development.

RECOMMENDATIONS:

Staff recommends approval of the Preliminary Plat of Lots 1-5, Block 1, The Sterlings Addition.

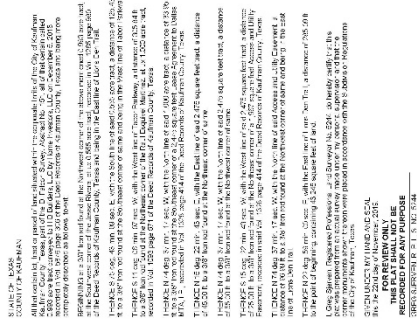
ATTACHMENTS:

1. Location Map
2. Preliminary Plat of Lots 1-5, Block 1, The Sterlings Addition

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

Location Map



Preliminary Plat

RECOMMENDED FOR APPROVAL
PLANNING AND ZONING COMMISSION
CITY OF KILLEEN, TEXAS

CHAIRMAN _____ DATE _____

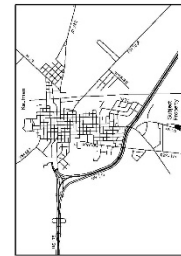
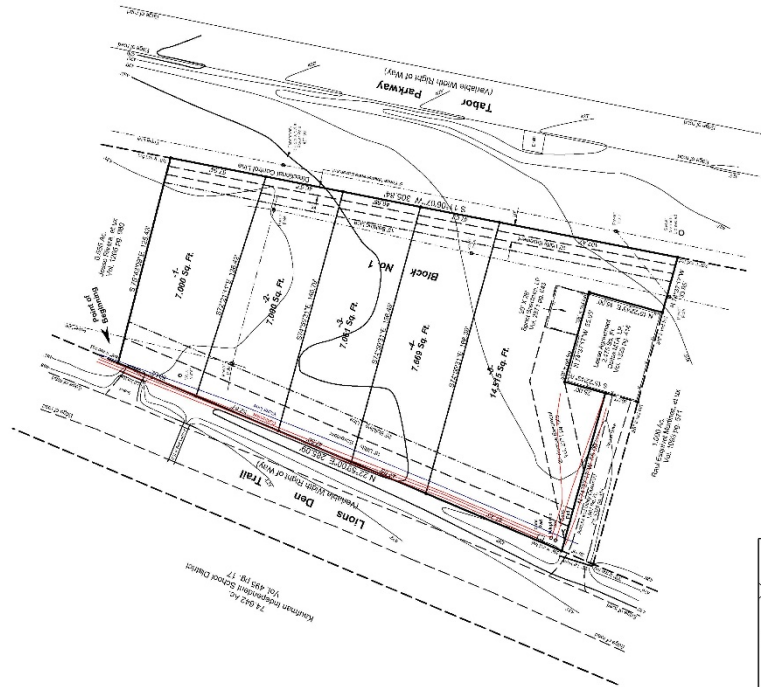
"PRELIMINARY PLAT"

STERLINGS

(Lots 1 - 5, Block No. 1)

(Date: November 22, 2019)

BEING PART OF THE
D. FALCON SURVEY, ABSTRACT NO. 151
CITY OF KAUFMAN
KAUFMAN COUNTY, TEXAS



NOT: THE PROPERTY OWNER IS NOT
CONVICTED IN A COURT-ORDERED
RE-ENTRY PROGRAM. THE PROPERTY
OWNER IS NOT A MEMBER OF THE
COMMUNITY. THE PROPERTY OWNER
IS NOT A MEMBER OF THE COMMUNITY.
THE PROPERTY OWNER IS NOT A
MEMBER OF THE COMMUNITY.

Proposed Use: Duplex
Zoning: Townhouse

Prepared for:
H B Builders, LLC / Wade Hebb
7722 FM 1388
Kaufman, TX 75142



1996, 2000, 2004, 2008, 2012, 2016, 2020



Meeting
Date: 12/16/2019

Date: 12/3/2019

Item #: 20.

Dept.: Development
Services

Action Item

SUBJECT:

Consider and take appropriate action on the Final Plat of Lots 1-5, Block 1, The Sterlings Addition. The 0.993 acre site is located between Lions Den Trail and Tabor Parkway. The property is zoned Townhouse (TH). A subdivision of five duplex lots is proposed. (FP-09-19)

BACKGROUND:

See the attached Planning and Zoning Commission report dated 12-03-2019

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 December 3, 2019, recommended approval by a vote 5-0 of the Final Plat of Lots 1-5, Block, 1, The Sterlings Addition.

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



Planning and Zoning Commission Agenda Item: 5

Meeting Date: December 3, 2019

Consent: No

Discussion/Action: Yes

SUBJECT: Consider and make a recommendation to City Council on the Final Plat of Lots 1-5, Block 1, The Sterlings Addition. The 0.993 acre site is located between Lions Den Trail and Tabor Parkway. The property is zoned Townhouse (TH). A subdivision of five duplex lots is proposed. (FP-09-19)

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RECOMMENDATIONS:

Staff recommends approval of the Final Plat of Lots 1-5, Block 1, The Sterlings Addition.

ATTACHMENTS:

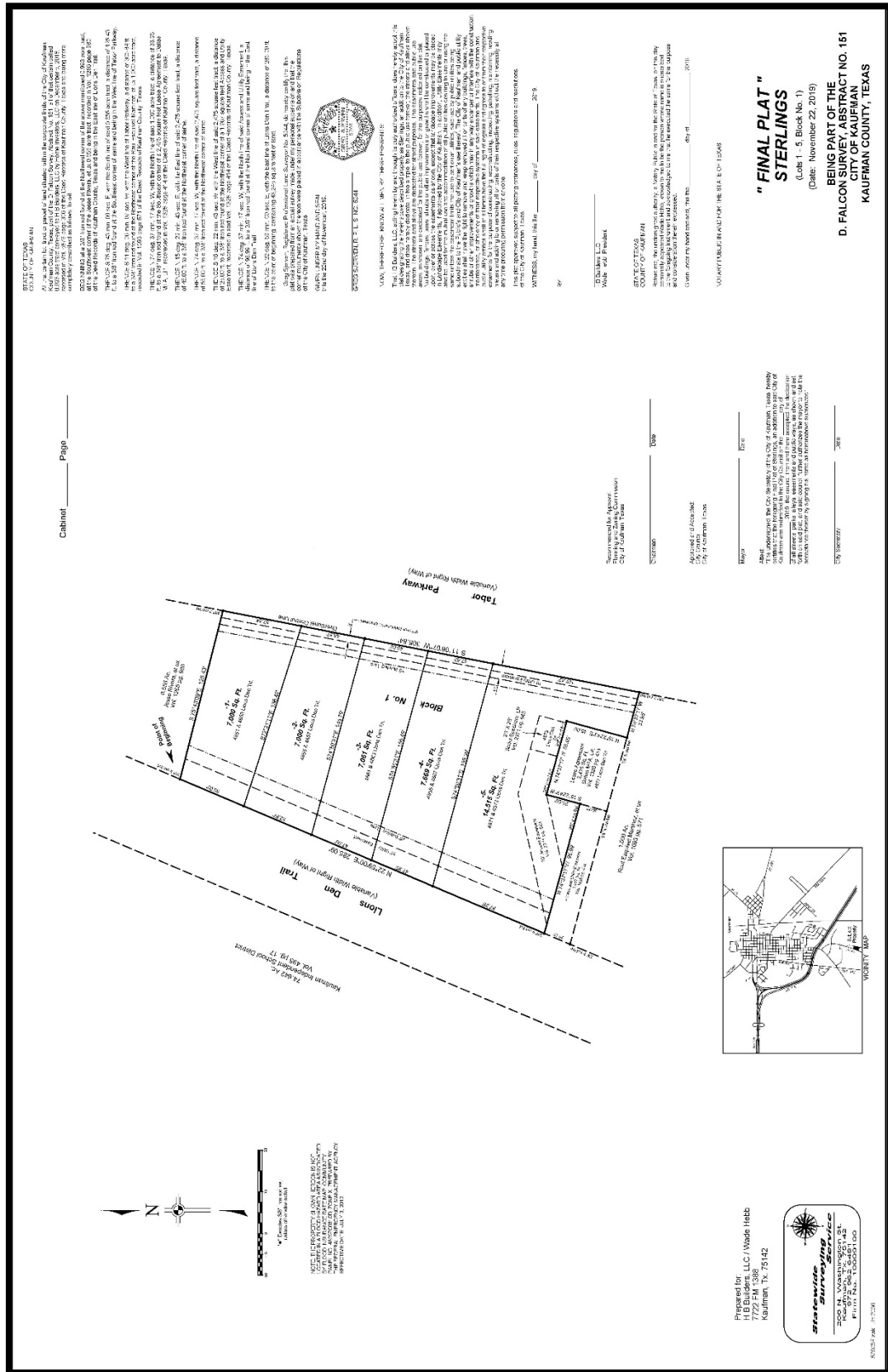
1. Location Map
2. Final Plat of Lots 1-5, Block 1, The Sterlings Addition

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

Location Map



Final Plat



DISCUSSION ITEMS REPORT (DIR)

Project Title	Department	Agenda Date	Entered Date	Status/Notes
Splash Pad	Parks &Rec	TBD	10/23/2018	TDPW Grant/Parks Master Plan
Thoroughfare Plan Update	Development Serv	TBD	10/23/2018	
WWTP USDA Finance Application	Finance	11/13/2018	10/23/2018	In Process - Allan Lambright - USDA
Bldg Standards Commission Ordinance	Development Serv	9/1/2019	10/23/2018	BSC to review
Civic Center	Admin	7/22/2019		Design Approved
Marlow Development	Development Serv	4/22/2019	10/23/2018	Accept Utilities
54-Acre Development	Development Serv		10/23/2018	On-going discussions with Developer
Park Dedication Ordinance	Development Serv		10/23/2018	
Recodification of City Ordinances	Admin	11/13/2018	10/23/2018	Adding Zoning and Subdivision Ordinance
Phase II - Street Bond Design	Public Works	10/28/2019	10/23/2018	Bid Awarded 10/28/19
Subdivision Ordinance Update	Development Serv	TBD	10/23/2018	
TxDOT Turnback	Admin	12/17/2018	11/6/2018	
Citizens Academy	Admin/Public Safety		11/27/2018	Planning Phase
Explorer Post	PD		11/27/2018	On hold/KISD not interesterd
Kaufman Lake	Admin/PW		1/8/2019	Appraisal/MLS listing
Downtown Parking	Admin		1/16/2019	Working on ILA
Street Maintenance Priorities	PW/Admin		2/27/2019	List Presented to Council
Kaufman Estates	PW/Admin	10/28/2019		Council Action to Amend CCN
Building Code Update	Development Serv	10/28/2019	6/4/2019	Approved O-28-19
Water & Street Impact Fee Update	Development Serv		6/10/2019	Committee Meeting 11/05/19
Summer Youth Program	Admin/Parks	TBD	7/16/2019	Planning Phase
City Lakes Emer Action Plan	Public Works	TBD	8/7/2019	
Disc Golf Course	Admin/PW	TBD	8/23/2019	Planning Phase
Washington Street Utility Relocation	Admin/PW	TBD	10/1/2019	TNP Reviewing Scope
Kaufman Square Speakers	Admin/PW	TBD	10/22/2019	Downtown Development Board Approved
5 Year CIP	Admin	11/25/2019	11/25/2019	Work Session 12/16/19
TPW Grant for City Lake Park	Parks &Rec	TBD	12/10/2019	10/1/2020
Intern Program	HR	TBD	12/10/2019	HR Researching Policy

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	elopment 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

December 3, 2019

To: City of Kaufman

From: Ashley Berryhill, Grant Director

Re: November 2019 Kaufman Trolley #701 Ridership Report

TRIP INFORMATION:

MONTH	NO. OF SERVICE DAYS	TRIPS
NOVEMBER	19	288

Non-Service Days: November 28 & 29

SERVICE INFORMATION:

Trips	288
Vehicle Revenue Miles (VRM)	2,945
Vehicle Service Miles (VSM)	3,018
Vehicle Deadhead Miles (VDH)	73

STOP UTILIZATION INFORMATION:

STOP NUMBER(S)	STOP DESCRIPTION	TOTAL PICK UP AND DROP OFFS
10 & 22	WALMART	155
5	WASHINGTON @ HICKORY	88
11 & 23	WASHINGTON SQUARE	53

BELOW IS THE STOP USAGE SUMMARY FOR THE MONTH OF NOVEMBER:

Nov-19																
Stop #	1 15 27	2	3	4	5	6-18	7-19	8-20	9-21	10-22	11-23	12-24	13-25	14-26	16	17
Stop Usage	19	22	0	4	88	39	13	10	47	155	53	8	49	43	18	18

FY 2020 TOTAL KAUFMAN TROLLEY TRIPS TO DATE- **1,051**

(FY2020: SEPTEMBER 1, 2019 –AUGUST 31, 2020)

PRIOR YEAR NOVEMBER KAUFMAN TROLLEY TRIP TOTAL – 273 (5% INCREASE)



BELOW IS THE STOP USAGE SUMMARY FOR THE MONTH OF NOVEMBER:

	1-Nov	11/4 -11/8	11/11 -11/15	11/18 -11/22	11/25 -11/29	
701A	19	36	28	29	18	130
701B	18	37	36	35	32	158
	37	73	64	64	50	288

December 5, 2019

To: City of Kaufman

From: Ashley Berryhill, Grant Director

Re: November 2019 Demand and Response Ridership Report

TRIP INFORMATION:

MONTH	NO. OF SERVICE DAYS	TRIPS
NOVEMBER	19	570

Non-Service Days: November 28 & 29

NO. OF TRIPS	PURPOSE
0	Education
2	Government
42	Medicaid
149	Medical
99	Nutrition (Senior Center)
157	Other (adult-day care, beauty salon, friend's homes, etc.)
32	Shopping
85	Work
0	Contract Services

ELDERLY AND DISABLED RIDERSHIP	
79	Disabled Trips
274	Elderly (&/or Dis) Trips

353 E & D Total Rides

E & D Percent of Total Trips – 62%

NOVEMBER UNDUPLICATED PASSENGERS
79
YEAR TO DATE UNDUPLICATED PASSENGERS
130

FY 2020 TOTAL DEMAND AND RESPONSE TRIPS TO DATE- 1,712

(FY 2020-SEPTEMBER 1, 2019 – AUGUST 31, 2020)

PRIOR YEAR: NOVEMBER TRIP TOTAL= 585 (2.5% DECREASE)



KAUFMAN CITY DR	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	TOTALS
(UPT) Unlinked Passeng	537	605	570										1,712
EDU	4	0	0										4
GOV	0	1	2										3
MDE	49	50	42										141
MED	166	175	149										490
NUT	72	87	99										258
OTH	142	161	157										460
SHP	40	32	32										104
WORK	64	99	85										248
CONT	0	0	0										0
													0
	537	605	570	0	0	0	0	0	0	0	0	0	

E & D Trips	Sep-19	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	TOTALS
DIS < 60	59	74	79										212
EQUAL OR >60	317	349	274										940
E & D	376	423	353	0	0	0	0	0	0	0	0	0	1,152
% of Trip Total	70%	70%	62%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
General Public	161	182	217	0	0	0	0	0	0	0	0	0	560
% of Trip Total	30%	30%	38%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	

	Sep-19	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	TOTALS
DOS	20	23	19										62
NOSHOW/CANCEL	169	214	228										611
DENIALS	40	68	49										157
M2M UNLUP	69	83	79										231
YTD UNLUP		103	130										



Election Calendar

For a City's General Election on

May 2, 2020

This calendar indicates the dates for actions necessary in a general election of city officers to be held on May 2, 2020. It includes all major actions for which the Election Code prescribes a specific date or deadline for performance, but it does not include all actions (e.g., preparation of ballot boxes and other election equipment and of sets of precinct election forms) for which the beginning date for performance can vary from one city to another depending on local factors. Each city secretary should use the chart in M §9.02 of the *Texas Municipal Election Law Manual* together with this calendar to fill in those dates on the city secretary's personal election calendar created in accordance with local conditions [see M §9.03]. The city secretary's personal calendar should also reflect dates that the city secretary prefers in place of the discretionary dates recommended in this calendar.

Column 5 indicates the time interval between the date of the action and election day. For example, the notation 50th in the entry for March 13 means that the day for beginning mandatory office hours is the 50th day before election day; the notation "+10" in the entry for May 12 means that the last day for the presiding judge of the early voting ballot board to mail to voters notices of rejected mail ballots is the 10th day after election day.

When there is a statutory provision prescribing the **last day** for the performance of an act, the number in Column 5 reflects that day. If the statutory day must be moved because of a Saturday, Sunday, or state or national holiday, the resulting date is designated in Columns 1 and 2, and Column 5 indicates, in parentheses and italics, the actual number of days measured from election day.

In preparing a personal calendar, the city secretary should remember the rule in EC §1.006 that if the last day for performance of an action falls on a Saturday, Sunday, or a state or national holiday, the deadline date is usually extended to the next regular business day whether the day is a city holiday or not [see M §2.16(a)]. When a deadline is extended for this reason, the extended date is used for determining other dates that are calculated in relation to the event of the extended date. Exceptions are noted in this calendar.

NOTE: References in this calendar to House Bills (HB) or Senate Bills (SB) are for those passed in the recent 86th legislative session (2019).

Major steps are in ALL CAPS. Steps for early voting are in *ITALICS*.

Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Mon Dec 16	LAST DAY to begin posting on bulletin board the notice of the dates of the filing period for the general election. (30 days before first day to file application for a place on the ballot). SOS has ruled that notice must contain location where applications will be received.	City Secretary	11.05(f)	138 th
Wed Jan 1	<i>First day voters may submit an application for a ballot by mail (ABBM), for an Annual ABBM, or for a Federal Postcard Application (FPCA).</i>	City Secretary	16.51	122 nd
Thu Jan 2	Obtain a supply of the following forms: candidate's application for place on ballot; appointment of campaign treasurer (candidate and specific-purpose committee); report of contributions and expenditures (candidate-officeholder and specific-purpose committee); application for mail ballot, and a set of administrative forms if ordered from a supply house. (Set up schedule for ordering precinct sets and other forms if they are to be ordered later.)	City Secretary	7.11 et seq. 18.10	*121 st

*An asterisk in Column 5 indicates the time stated is not required by statute.

Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Jan 2-24	Review recommendation for following steps listed in M §9.02 for possible needed or desired action: Steps 1 through 5 (revising election precincts; designating polling places; changing method of voting if equipment is available but not adopted for use or if acquisition of equipment by city is desired); Step 12 (establishing or changing terms of election judges).	City Secretary and City Council	9.02	*121 st thru *99 th
Wed Jan 15	Last day for timely filing of semi-annual report of contributions and expenditures.	City Secretary	18.05	Jan 15
Wed Jan 15	GENERAL ELECTION FIRST DAY FOR FILING APPLICATION for place on ballot. This is the 30 th day before filing deadline.	City Secretary	11.05	108 th
Jan 15	FIRST DAY FOR FILING DECLARATION OF WRITE-IN CANDIDACY.	City Secretary	11.10	108 th
Mon Jan 20-Feb 14	Recommended period for CALLING ELECTION AND POSTING NOTICE OF ELECTION on bulletin board.	Mayor ^[1]	10.02 10.03 10.04 10.12	*103 rd thru 78 th
Mon Feb 3	LAST DAY for small city in small county to provide secretary of state notice of intent to use exception to accessibility requirements or show undue burden, if required. 90 th day is on Sun. This action is extended to Mon, Feb 3 (89 th day).	City Secretary	7.07(d), (e), (f)	90 th (89 th)
Tue Feb 11	If the candidate dies on or before Feb 11 (day before the 2 nd day before filing deadline, in other words, the 3 rd day before the filing deadline), the City Secretary MUST remove candidate's name from ballot. NOTE - New Law (HB 1067): If a candidate dies after this date but on or before the filing deadline, the City Secretary MAY choose to remove the candidate's name from the ballot, in which case the filing deadline is extended to the 5 th day after the regular filing deadline.	City Secretary	11.25(a)	81 st
Fri Feb 14	GENERAL ELECTION STATUTORY LAST DAY FOR ORDERING ELECTION. ^[2]	Mayor ^[1]	10.04	78 th
Feb 14	LAST DAY FOR FILING APPLICATION FOR PLACE ON BALLOT (must be received by 5 p.m.). City Secretary's office should stay open until 5 p.m. NOTE - New Law (HB 1067): If a candidate dies after February 11 but on or before the filing deadline, the City Secretary MAY choose to remove the candidate's name from the ballot, in which case the filing deadline is extended to the 5 th day after the regular filing deadline.	City Secretary	11.05(a) 11.06	78 th
Feb 14	Recommended LAST DAY FOR NOTICE DESIGNATING ELECTION PRECINCTS AND POLLING PLACES.	City Council	3.07	*78 th

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Mon Feb 17	Recommended beginning date for preliminary work on appointment of election judges.	City Secretary	4.08	*75 th
Feb 17	Recommended last day to POST 72 HOUR NOTICE OF DRAWING for order of names on ballot. Must be posted at least 72 hours preceding the time of the drawing. NOTE: Feb 17 is Presidents' Day, a state holiday. If the city is open for business, these recommended actions may be taken.	City Secretary	8.06	*75 th
Tue Feb 18	LAST DAY FOR A WRITE-IN CANDIDATE to declare candidacy in the GENERAL election.	City Secretary	11.10	74 th
Wed Feb 19	If no candidate has an opponent in an election considered to be a separate election, deliver the certification of unopposed candidates to the city council.	City Secretary	10.23	73 rd
Feb 19	New Law (HB 1067): LAST DAY FOR FILING APPLICATION FOR PLACE ON THE BALLOT, IF a candidate died after February 11 but on or before the filing deadline, and the City Secretary chose to remove the candidate's name from the ballot (see Feb 14 entry).	City Secretary		73 rd (5 th day after filing deadline)
Thur Feb 20-24	Recommended period to CONDUCT DRAWING FOR ORDER OF NAMES ON BALLOT. Prepare ballot format and send it to printer.	City Secretary	8.06	*72 nd thru *68 th
Fri Feb 21	LAST DAY for a ballot candidate in general election to withdraw and have name omitted from the ballot (withdrawal request must be received by 5 p.m.). EXCEPTION: A withdrawal submitted after this date is valid if it is submitted before the ballots are prepared AND (New Law – HB 4129) if the public notice of the logic and accuracy test has not been published. (See Feb 19 entry).	City Secretary	8.05(b) 11.22(b)	71 st
Feb 21	LAST DAY for a write-in candidate to withdraw in general election and have name omitted from write-in list. The statute does not state a time, but the SOS considers 5 p.m. the deadline.	City Secretary	11.22(b)	71 st
Feb 21	LAST DAY that a declaration of ineligibility causes omission of candidate's name from ballot in the general election. City secretary's office should stay open until 5 p.m.	City Secretary	11.23 11.24	71 st
Sat Feb 22	LAST DAY to order a SPECIAL ELECTION to fill a vacancy so that the filing deadline will be the 62 nd day before election day. This date remains on Sat because it is not the last day to order a special election.	City Council City Secretary	13.06	70 th

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Mon Feb 24	New Law (HB 1067, HB 4129) LAST DAY to withdraw from GENERAL election IF filing deadline was extended due to removal of deceased candidate's name from the ballot. EXCEPTION: A withdrawal submitted after this date is valid if it is submitted before the ballots are prepared AND (New Law - HB 4129) if the public notice of the logic and accuracy test has not been published. (See Feb 19 entry).	City Secretary		68 th
Mon Mar 2	If a SPECIAL ELECTION to fill a vacancy was ordered on or before the 70 th day before the election, this is the LAST DAY to file an application for a place on the ballot and the LAST DAY to file a declaration of write-in candidacy in the SPECIAL ELECTION. 62 nd day is on Sunday. This action is extended to Mon, Mar 2, the 61 st day. NOTE; for impact of HB 1067, re removal of deceased candidate's name from the special election ballot, and extended filing and withdrawal deadlines, please see endnotes.	City Secretary	13.06	62 nd (61 st)
Tue Mar 3	LAST DAY TO DELIVER NOTICE OF THE ELECTION TO THE COUNTY CLERK AND VOTER REGISTRAR of each county in which the election will be held. NOTE: New Law (HB 933, HB 1241): The Notice must now include the location of each polling place, including the building name, if any, and the street address, including suite or room number, if any.	City Council (City Secretary)	10.16	60 th
Mar 3	First day of the period Texas Ethics Commission will defer investigation until after election (or runoff) if an allegation is filed.	City Secretary/ Texas Ethics Commission	18.01	60 th
Mar 3	<i>Recommended day to contact the county clerk or elections administrator concerning availability of the initial list of voters who have submitted annual applications for ballot by mail (ABBM).</i>	City Secretary	16.523	*60 th
Fri Mar 6	Extended deadline to file for a place on the ballot in a city office having a 4-year term if no one has filed by 5 p.m. on Feb 15 (must be received by 5 p.m.).	City Secretary	11.05	57 th

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X

Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Fri Mar 6	If a SPECIAL ELECTION to fill a vacancy was called on or before the 70th day before the election this is the: LAST DAY for a candidate in the special election to withdraw (withdrawal request must be received by 5 p.m.); and LAST DAY that a declaration of ineligibility; causes omission of candidate's name from the ballot. EXCEPTION: a withdrawal submitted after this date is valid if it is submitted before the ballots are prepared AND (New Law – HB 4129) if the public notice of the logic and accuracy test has not been published. NOTE: for impact of HB 1067, re removal of deceased candidate's name from the special election ballot, and extended filing and withdrawal deadlines, please see endnotes.	City Secretary	8.05(b) 11.22 11.24	57 th
Mon Mar 9-20	Recommended period for APPOINTING ELECTION JUDGES. ^[2] (Schedule for first council meeting after period if no meeting during period.) See M §10.15 on giving notice to election judges of their duties.	City Council ^[1]	4.03 4.04 4.05(b)	*54 th thru *43 rd
Thur Mar 12	RECOMMENDED DATE TO PRINT BALLOTS which have been prepared earlier.	City Secretary	8.16	*51 st
Fri Mar 13	Beginning date of period for mandatory office hours. City Secretary must keep office open for at least 3 hours a day during regular office hours on regular business days.	City Secretary	2.15	50 th
Tue Mar 17	Last day to order a SPECIAL ELECTION to fill a vacancy.	City Secretary	13.06	46 th
Mar 17	Last day for a challenge of a candidate application if the first ballots by mail are placed in the mail on Mar 18.	City Secretary	11.07(d)	46 th
Wed Mar 18	<i>DEADLINE for mailing ballots to FPCA voters and other voters who are eligible for early voting because they are voting from outside the United States. If it is not possible to mail these ballots by this deadline, the city secretary must notify the secretary of state within 24 hours of knowing the deadline will not be met.</i> NOTE: New Law (HB 1850, SB 902) – Information on the roster for a person who votes early voting in person or who votes early by mail must be available for public inspection and on the County's website if the County Clerk or EA is the early voting clerk or on the City's website if the City Secretary is the early voting clerk by 11:00 on the day after the information is entered on the roster (for voters voting in person) or by 11:00 am on the day after the early voting clerk receives the ballot (for voters voting by mail). If the entity does not maintain a website, the information must be on the bulletin board used for posting notices.	City Secretary City Secretary	16.57	45 th

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Mon Mar 23	If a SPECIAL ELECTION to fill a vacancy was ordered after the 70th day before the election but on or before the 46th day before election day, this is the LAST DAY for filing an application for a place on the ballot OR to file a declaration of write-in candidacy in the SPECIAL ELECTION. NOTE: for impact of HB 1067, re removal of deceased candidate's name from the special election ballot, and extended filing and withdrawal deadlines, please see endnotes.	City Council	13.06(a)(2)	40 th
Sat Mar 28	LAST DAY for a candidate in a SPECIAL ELECTION with a filing deadline of the 40th day, to withdraw or be declared ineligible and have name omitted from the ballot. The 35th day is Sat, Mar 28. EC §1.006 does not apply to this deadline, and this deadline is not moved. EXCEPTION: A withdrawal submitted after this date is valid if it is submitted before the ballots are prepared AND (New Law – HB 4129) if the public notice of the logic and accuracy test has not been published. NOTE: for impact of HB 1067, re removal of deceased candidate's name from the special election ballot, and extended filing and withdrawal deadlines, please see endnotes.	City Secretary	11.22(b) 11.24(b)	35 th
Thur Apr 2	Due date for filing first report of campaign contributions and expenditures by opposed candidates and specific-purpose committees supporting or opposing opposed candidates by 5 p.m. or midnight if filed electronically. City secretary's office should stay open until 5 p.m.	City Secretary	18.06	30 th
Apr 2	Last day for submitting voter registration application in time to vote at the election or for requesting transfer of registration in time to vote in new precinct not in the same county and territory.	Registrar	6.23(g) 6.25(b)	30 th
Apr 2	LAST DAY TO MAIL BALLOTING MATERIALS for early voting by mail to persons whose applications were accepted before the 37 th day. New Law - HB 273 provides that the clerk must mail ballots out to voters by the 30 th day before election day if the clerk accepted the application by the 37 th day before election day (old law was the 45 th day). In any case, ballots should be mailed as soon as possible.	City Secretary	16.57	30 th
Apr 2-22	PERIOD FOR PUBLISHING NOTICE OF ELECTION. Must be published at least once in a newspaper during this period.	Mayor ^[1]	10.12 20.04	30 th thru 10 th
Apr 2	Minimum 10 th day to begin posting continuous notice if signature verification committee meets Apr 12.	City Secretary	16.72	30 th
Apr 2	Recommended last day to notify presiding judges of duty to hold election.	Mayor	10.15	*30 th

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Apr 2	Recommended last day to request voter registrar to prepare lists of registered voters and furnish statement of residence forms to be used in conducting the election.	City Secretary	6.32(d) 6.35 7.42	*30 th
Apr 2	Recommended day to begin posting the Notice of Voting Order Priority for voters with mobility issues on the city's website if the city maintains one.	City Secretary	9.221(d)	*30 th
Fri Apr 10	Recommended last day to request waiver of partial manual recount of electronically counted ballots if the secretary of state has not already issued a waiver.	City Secretary	9.45	*22 nd
Apr 10- 23	<i>Possible period for posting notice amending notice of branch early voting polling places.</i>	City Secretary	16.22(k)	22 nd thru 9 th
Sat Apr 11 (Apr 10 Recommended)	LAST DAY for POSTING NOTICE OF ELECTION on bulletin board for posting notices of city council meetings. NOTE: The 21 st day is on Sat. Technically, the notice can be delayed until Mon, Apr 13, but it is better practice to post no later than Fri, Apr 10, which is the 22 nd day before the election.	City Secretary ^[1]	10.12(c)	21 st
Apr 11 - May 2	New Law (HB 477): For City with at least 250 registered voters that maintains an internet website, period to post on website new bond election voter information pamphlet. See NOTE re recommended first day to post, above.	City Secretary		21 st thru Election Day
Sun Apr 12	<i>First day a signature verification committee may begin work.</i>	City Secretary	16.72	20 th
Mon Apr 13	<i>Last day for unregistered applicant to submit a federal postcard application and be eligible to vote a full ballot.. (The 20th day before the election is Sun, Apr 12. The deadline is extended so that if the application is placed in the mail by Mon, Apr 13, it is timely.)</i>	City Secretary	17.02(a) & (d)	20 th (19 th)
Tue Apr 14	<i>Recommended last day for publication of notice of the test of automatic tabulating and DRE equipment to be used in early voting if the test is on Apr 17. (Notice for tabulating equipment must be 48 hours before date of test. Notice for DRE equipment must be 48 hours before test begins.)</i>	City Secretary	7.38(d) 7.40	18 th
Apr 14	<i>Last day early voting clerk, upon receipt of defective early voting application, must mail 2nd application with explanation of defects and instructions.</i>	City Secretary	16.53(c)	18 th
Wed Apr 15	<i>Last day to begin posting continuous notice of schedule for branch early voting polling places. (5th day before beginning of early voting by personal appearance.)</i>	City Secretary	16.22(k)	17 th
Fri Apr 17	<i>Last day to receive application from voter delivered in person for a ballot to be voted by mail (by close of business). This is the last business day before the beginning of early voting by personal appearance.</i>	City Secretary	16.51(e)(5)	15 th

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Apr 17	<i>Last day to accept an FPCA without a postmark to prove mailing date and mail the voter a full ballot if the voter is not permanently registered but meets the requirements to be registered under EC Title 2.</i>	City Secretary	17.02(d)	15 th
Apr 17	<i>Last day for conducting first test of automatic tabulating and DRE equipment to be used for early voting (at least 48 hours before it is used).</i>	City Secretary	7.40(c) & (d)	15 th
Apr 17	STATUTORY DEADLINE FOR NOTIFYING JUDGES OF DUTY TO HOLD THE ELECTION.	Mayor	10.15(a)	15 th
Apr 17	Last day to challenge write-in candidate for compliance.	City Secretary	11.10(h)	15 th
Sun Apr 19	<i>First day cities holding joint election with county having population of 100,000 or more may convene the early voting ballot board to process mail ballots. 24-hour notice must be posted for each delivery of voting materials made before election day. If notice requirements have been followed, the board may process the materials but may not count the ballots until after the end of the period of early voting by personal appearance. (9th day before end of early voting by personal appearance.)</i>	City Secretary	16.74(a)	13 th
Mon Apr 20	<i>FIRST DAY FOR EARLY VOTING BY PERSONAL APPEARANCE. If voting will be conducted on Sat or Sun, Apr 25 or 26, notice of schedule must be posted at least 72 hours before first hour of the weekend voting. (The city council must designate 2 weekdays that early voting will be conducted for 12 hours.)</i>	City Secretary	16.21 16.22(d) & (i)	12 th
Apr 20	<i>First day for new illness or disability allowing late application for late (emergency) early voting.</i>	Voter	17.16	12 th
Tue Apr 21	<i>Last day to accept application by mail for a ballot to be voted by mail, by 12 noon or close of business, whichever is later.</i>	City Secretary	16.51(d)	11 th
Apr 21	<i>Last day to accept an FPCA from a registered voter.</i>	City Secretary	17.02(b)	11 th
Apr 21	<i>Last day for county clerk or election administrator to deliver final list of voters that submitted an annual ABBM.</i>	City Secretary	16.523(a)	11 th
Wed Apr 22	LAST DAY FOR PUBLICATION OF NOTICE OF ELECTION.	Mayor ^[1]	10.12	10 th
Apr 22	<i>Last day to post notice if early voting will be conducted on Sat, Apr 25.</i>	City Secretary	16.22(k)	10 th
Thur Apr 23	<i>Last day to post notice if early voting will be conducted on Sun, Apr 26.</i>	City Secretary	16.22(k)	9 th
Fri Apr 24	Due date for filing second report of campaign contributions and expenditures by 5 p.m. or midnight if filed electronically.	City Secretary	18.06(c) 18.08(a) & (c)	8 th

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Mon Apr 27	Last day for publication of notice of first test of automatic tabulating equipment to be used at a <u>polling place</u> if the first test is on April 29. (48 hours before test begins.) Note that testing must occur 48 hours before equipment is to be used (starting at 7:00 am on Election Day).	City Secretary	7.40(d)	*5 th
Apr 27	Last day for publication of notice of first test of DRE equipment to be used at a <u>polling place</u> if the first test is on April 29. Notice must be published at least 48 hours before test begins for DRE's.	City Secretary	7.38(d)	*5 th
Apr 27	Last day for publication of notice of first test of automatic tabulating equipment to be used at a central counting station if the first test is on April 29 (48 hours before test begins).	City Secretary	7.40(b) & (d)	5 th
Apr 27	<i>First day for death in family to qualify for late (emergency) early voting.</i>	City Secretary	17.31	5 th
Tue Apr 28	LAST DAY OF REGULAR EARLY VOTING BY PERSONAL APPEARANCE.	City Secretary	16.21(c)	4 th
Apr 28- May 2	<i>As soon as early voting is over, and until 7:00 p.m. May 2, early voting materials may be delivered to the early voting ballot board for qualifying purposes (may not be counted until election day, except if election is held jointly with a county of 100,000 or more. See below.) Post notice of delivery continuously 24 hours before each delivery.</i>	City Secretary	16.74(a) & (c)	4 th thru close of polls
Apr 28	<i>In election held jointly with a county having a population of 100,000 or more, this is the first day that the EVBB may begin counting early ballots voted by mail, starting at 7:00 pm (or when polls closed that day). Assure that the counting equipment has been tested at least 48 hours before tabulation begins.</i>	Early Voting Ballot Board	16.74	4 th at close of polls
Wed Apr 29	LAST DAY for first test of automatic tabulating equipment to be used at a polling place or central counting station and DRE equipment to be used at a polling place. If tests are conducted on this day, make sure all notices have been published. See entries for Apr 27 for deadlines for notice publication.	City Secretary	7.40(d)	3 rd
Apr 29	<i>Last day to receive an application to cancel mail ballot that has not arrived at the early voting clerk's address as listed on the carrier envelope.</i>	City Secretary	16.59(a)	3 rd
Apr 29	Last day for conducting first test of automatic tabulating equipment to be used at a <u>polling place</u> (at least 48 hours before used for counting on election day). To assure 48 hours before 7 a.m. of election day, test must be by 3 rd day. Notice must be published at least 48 hours before date of test.	City Secretary	7.40(c) & (d)	3 rd

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Apr 29	Last day for conducting first test of DRE equipment to be used at a <u>polling place</u> or central counting station (at least 48 hours before voting begins on election day). To assure 48 hours before 7 am of election day, test must be by 3 rd day. Notice must be published at least 48 hours before test begins for DREs.	City Secretary	7.38(d)(1) & (2)	3 rd
Apr 29 - May 1	<i>Period to apply for late (emergency) early voting because of death in family Apr 27 or later. Requires absence from county on election day.</i>	City Secretary	17.33	3 rd thru 1 st
Apr 29 - May 1	Recommended time to prepare list of registered voters for early voting ballot board if more than one early voting polling place. The early voting clerk must mark the names on the list of registered voters of persons who voted early, before this list is delivered to the precinct election judges.	City Secretary	16.76 16.83(a)	*3 rd thru 1 st
Apr 29 - May 2	<i>Period to apply for late (emergency) early voting because of illness or disability originating on or after Apr 21.</i>	City Secretary	17.17	3 rd thru Election Day, 5 p.m.
Thur Apr 30	Last day for first test of automatic tabulating equipment to be used at a <u>central counting station</u> . The equipment must be tested at least 48 hours before it is used to count votes. Notice must be published at least 48 hours before date of test.	Presiding Judge	7.40(b) & (c)	2 nd
Fri May 1	<i>Last day to deliver precinct list of registered voters, with the early voting voters marked, to presiding judges and recommended date for delivery of supplies to presiding judges.</i>	City Secretary	7.47(b) 16.83(j)	1 st
May 1	Recommended date for delivery of equipment to polling places (statutory deadline is 6 a.m. on election day).	City Secretary	7.48	*1 st
May 1	RECOMMENDED DAY TO POST NOTICE OF COUNCIL MEETING to canvass the returns if canvass will be on 3 rd day after election. Notice must be posted at least 72 hours before time of meeting.	City Secretary	9.42(b)	*1 st
May 1	<i>Last day to submit an application (by close of business) for and vote a ballot by personal appearance due to death in immediate family that occurred Apr 27 or later.</i>	City Secretary	17.33(b)	1 st
May 1	New Law (HB 305): IF City maintains a website, deadline to post on website the requirements and deadline for filing for candidacy of each elected office of the political subdivision. NOTE: See Endnotes for additional information that must be posted on the website.	City Secretary		365 th
Sat May 2	ELECTION DAY. Polls are open 7 a.m. to 7 p.m. Voting by sick or disabled voters at main early voting place, 7 a.m. to 7 p.m., where electronic voting systems are used at precinct polling place.	City Secretary	17.41	E Day
May 2	<i>7 a.m. to 7 p.m. early voting clerk's office must remain open for early voting activities.</i>	City Secretary	9.23	E Day

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
May 2	5 p.m. deadline for late applications for ballots from voters who became ill or disabled Apr 20 or later.	City Secretary	17.16 17.17	E Day
May 2	Deliver early voting ballots, etc., to early voting ballot board. Second key to ballot box is delivered by chief of police or marshal.	City Secretary	16.73(a)	E Day
May 2	7 pm deadline for receiving ballots from voters who became ill or disabled Apr 20 or later.	City Secretary	17.17	E Day
May 2	7 pm first deadline for receiving early voting mail ballots, except overseas and armed forces ballots and certain ballots place for delivery before this deadline. After regular mail delivery, check mail box for early voting mail ballots. See additional deadline on +1 day.	City Secretary	9.23(c) 16.58(a)	E Day
May 2	Receive precinct records, voted ballots, etc. (Chief of police or marshal receives keys to ballot boxes containing voted ballots.)	City Secretary Mayor	9.33(d) 9.34	E Day
May 2	PREPARE UNOFFICIAL TABULATION OF RESULTS.	City Secretary	9.35	E Day
Mon May 4	Second deadline for receiving mail ballots if the delivery envelop arrives before 5 pm and has a cancellation mark indicating it was placed for delivery at or before 7 p.m. at the location of the election on election day. This second deadline occurs the day after the election. The day after the election is Sun. This deadline is extended to Mon, May 4. NOTE: This applies to voters who submitted an application for a ballot by mail and cast a by-mail ballot from within the United States.	City Secretary	16.58(a)	+1 (+2)
May 4	First day for public access to early voting by mail applications and for mailed early voting ballot materials, including those for annual ABBMs. NOTE: New Law (HB 1850, SB 902) requires information on the roster for a person who votes early voting in person or who votes early by mail to be available for public inspection and on the County or City's website (or bulletin board if there is no website) when information on voters voting in person is entered on the roster or when ballots by mail are received. See entry for Wed Mar 18.	City Secretary	9.49(d) 16.56(g) 16.522(f)	(+2)
May 4	Last day to deliver provisional ballots to Voter Registrar of each county in which city is located.	City Secretary	9.41(a)	(+2)
Tue May 5	Recommended day to provide Official STATEMENT OF ELECTED OFFICER NOT APPOINTED BY THE GOVERNOR and OATH OF OFFICE to candidates who appear to have won, or may win. These are now Secretary of State Forms 2201 and 2204. These are provided at this time for information. They must be signed after the canvass.	City Secretary	12.32(d)	+3

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
May 5-11	<i>Period during which early voting ballot board may meet to count ballots received from outside the United States if the early voting clerk certifies that all ballots mailed from outside the United States have been received.</i>	Early Voting Ballot Board	16.74(f)(1)	+3 thru +9
May 5-13	PERIOD FOR OFFICIAL CANVASS. Mayor sets exact day and hour. City secretary records results in election register as soon as practicable after canvass. [Canvass may occur before 11 th day only if all FPCA ballots have been received and the EVBB has completed the count of provisional ballots.]	City Council/ City Secretary	9.42(b) 9.44	+3 thru +11
May 5-13	<i>Completion before canvass of report of early votes cast for each candidate or measure, by election precinct.</i>	City Secretary	16.87	+3 thru +11
May 5-13	AFTER CANVASS, ISSUE CERTIFICATES OF ELECTION, except that if a recount has been requested, the certificate of election for that office may not be issued until after the recount.	Mayor	12.23	+3 thru +11
May 5- May 26	Partial manual count of electronically counted ballots if waiver not obtained from secretary of state, must begin not later than 72 hours after polls close and be completed by the +21 st day. +21 st day is Sat, May 23. The date is extended to Tue, May 26 (+24 th day), because Mon, May 25 is Memorial Day.	City Secretary	9.45	+3 thru +21 (+24)
Thur May 7	<i>Last day to receive a ballot from outside the United States, from a non-military voter, IF cancellation or receipt mark indicates ballot was placed for delivery by 7 pm on election day.</i>	City Secretary	16.58(b)	+5
Fri May 8	<i>Last day to receive an FPCA ballot from a member of the U.S. Armed Services or Merchant Marines or a spouse or dependent of a member. NO cancellation or receipt mark showing date placed for delivery is required on these ballots.</i>	City Secretary	16.58(b)	+6
May 8	Last day for provisional voter to present ID to voter registrar or execute required affidavit.	Voter Registrar	16.261(g)	+6
May 8	Last day for voter registrar to complete the review of provisional ballots.	Voter Registrar	9.41(d)	+6
May 8	Type A elected officials may qualify and assume duties of office [LGC §22.006]. The statute states 5 th day after election, excluding Sundays. The resulting day is the 6 th day after. Officials may not take office until the canvass is complete unless the election was cancelled.	Candidate with City Secretary	12.34	+6
Sun May 10-18	ORDERING OF RUNOFF ELECTION, if necessary, not later than 5 th day after canvass.	City Council or Mayor ^[1]	14.04	+8 thru +16

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Mon May 11	Last day for Voter Registrar to designate a time of delivery of provisional ballots to the general custodian of election records or presiding judge of the EVBB. Time must be before the convening of the EVBB. The +7 day is May 9, a Sat. This deadline is extended to Mon, May 11 (+9 th day).		9.41(c) TAC §81.175(d)(3)	+7 (+9)
May 11	Last day for general custodian of election records or presiding judge of the early voting ballot board to retrieve the provisional ballots from the voter registrar.	City Secretary or Judge of EVBB	9.41(d)	+9
May 11	Last day for the EVBB to convene for counting the provisional ballots or any by mail ballots timely and properly received after election day. See entries for May 4, 7, and 8.	Early Voting Ballot Board	16.77(b) 16.58(b)	+9
Tue May 12	Last day for presiding judge of EVBB to mail notices of rejected mail ballots to voters.	Presiding Judge of EVBB	16.78	+10
Wed May 13	LAST DAY for conducting the official canvass of the election.	City Council	9.42(b)	+11
Fri May 15- May 26	Period during which notice of disposition of provisional ballots must be mailed to voters. If 10 th day is Sat or Sun (May 16-17), last day is Mon, May 18. If 10 th day is Sat, May 23, last day is Tue, May 26, because Mon, May 25 is Memorial Day.	Presiding Judge of EVBB	16.77(e)	By 10 th day after canvass
Mon May 18	New Law (SB902): Election records must be available in an electronic format no later than this day, for a fee of not more than \$50.00.	City Secretary		+15
Mon May 25- Jun 29	POSSIBLE PERIOD FOR RUNOFF ELECTION, depending on date of official canvass, unless a charter provides for a later date. If Mon, May 25 (Memorial Day) is the first possible day, it does not move, since it is not the last day for holding the runoff. If 45 th day is Sat, Jun 27, the deadline moves to Mon, Jun 29. NOTE: New Law (HB88): The order of the names on the runoff ballot should be in the same order as they appeared on the general election ballot, so no ballot drawing is required for the runoff ballot.	City Secretary/ City Council	14.03	20 th -45 th (47 th) day after canvass
Tue May 26	Last day for mailing results of manual count to secretary of state, if no waiver is obtained. +21 st day is Sat. The deadline is extended to Tue, May 26 (+24 th day) because Mon, May 25, is Memorial Day.	City Secretary	9.45	+21 (+24)
Mon Jun 1	Last day to transmit election results by city precinct in electronic form to secretary of state.	Mayor (Presiding Officer of the Canvassing Committee)	9.44	+30
Thur Jun 11	LAST DAY OF MANDATORY OFFICE HOURS.	City Secretary	2.15	+40
Thur July 2	First day for transfer of voted ballots from the locked ballot box to another secure container.	City Secretary	9.49(g)	+61

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Date	Action	By or With Whom Taken	Manual Ref. §	Column 5
Mon July 15	Last day for timely filing of semiannual report of contributions and expenditures.	City Secretary	18.05	July 15
Mar 2, 2021	Last day of preservation period for ballots and other precinct election records of city election, except for candidate applications.	City Secretary	9.49(g)	+22 months
May 2, 2021	Last day of preservation period for candidate applications.	City Secretary	11.02(f)	+2 years

Endnotes

- [1] Follow home-rule city's charter provision, if any.
- [2] The city's governing body may choose to conduct a mock student election under EC §276.007. The major steps taken for a general election should be taken for a student election. The student election may be held on the first day before the election, but results must not be published until after the polls close on election day.
- [3] HB 1067 provides that if a candidate on the ballot dies on or before the filing deadline, the City Secretary MAY choose to remove the candidate from the ballot, in which case, the filing deadline is extended 5 days. If that extended filing deadline falls on a weekend or holiday, it is extended to the next business day. Withdrawal deadlines after the extended filing deadlines will also be impacted. The Monday, March 2 filing deadline for a special election to fill a vacancy ordered on or before the 70th day before election day would be extended to Monday, March 9, and the withdrawal deadline for that extended deadline would be Saturday, March 14 (the withdrawal deadline does NOT move to the next business day). The Monday, March 23 filing deadline for a special election to fill a vacancy ordered after the 70th day but on or before the 46th day before election day would be extended to Monday, March 30, and the withdrawal deadline for that extended deadline would be Saturday, April 4 (the withdrawal deadline does NOT move to the next business day).
- [4] HB 305 provides that the following information must be posted on a city's website, if the city maintains a website: (1) the political subdivision's contact information, including a mailing address, telephone number, and e-mail address; (2) each elected officer of the political subdivision; (3) the date and location of the next election for officers of the political subdivision; (4) the requirements and deadline for filing for candidacy of each elected office of the political subdivision for the next election (posted one year prior to the date of that election). (5) each notice of a meeting of the political subdivision's governing body under Subchapter C, Chapter 551; and (6) each record of a meeting of the political subdivision's governing body under Section 551.021. Note that a City with population of less than 5,000 located in a county with population of less than 25,000 does not have to post (5) and (6) on its website.

NOTE ON CALENDAR FOR SPECIAL OR RUNOFF ELECTION

To prepare a calendar for a special election to fill a vacancy in office, see M §13.02; for a special election on a measure, see M §15.02; for a runoff election, see M §14.03.

NOTE ON CONTEXT

When reading a section of the Election Code, remember to read the chapter and subchapter titles to determine if the section you are reading applies to cities.

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DECEMBER 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 Planning & Zoning Volunteer Fire Department Banquet	4	5	6	7
8	9	10 KEDC	11	12	13 Employee Christmas Lunch	14 Christmas on the Square
15	16 Regular Council Meeting	17 Keep Kaufman Beautiful Board Meeting	18	19 Parks & Rec Board Meeting	20	21
22	23	24 City Hall Closed- Christmas	25 City Hall Closed- Christmas	26	27	28
29	30	31				

JANUARY 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 City Hall Closed- New Year's Day	2	3	4
5	6	7 Planning & Zoning Meeting	8	9	10	11
12	13	14 KEDC Meeting	15 First Day to file for a place on the Ballot	16 Parks & Rec Board Meeting	17	18
19	20 City Hall Closed- Martin Luther King, Jr. Day	21	22	23	24	25
26	27 Regular Council Meeting	28 Keep Kaufman Beautiful Board Meeting	29	30	31	

FEBRUARY 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 Planning & Zoning Meeting	5	6	7	8
9	10	11 KEDC Meeting	12	13 Parks & Rec Meeting	14 Last day to file for a place on <u>the Ballot</u> Last Day to Call the General Election	15
16	17 City Hall Closed- President's Day	18	19	20	21	22
23	24 Regular City Council Meeting	25 Keep Kaufman Beautiful Board Meeting	26	27	28	29