



AGENDA
REGULAR CITY COUNCIL MEETING
MONDAY, APRIL 25, 2022 - 6:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142
AND VIA VIDEOCONFERENCE/TELECONFERENCE

**This meeting will be held using
videoconferencing/teleconferencing
technology with public access via:
[WWW.ZOOM.US/JOIN](https://www.zoom.us/join) OR
(888)788-0099 (TOLL-FREE)
MEETING/WEBINAR ID: 870 3436 0003
PASSWORD: 270462**

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.**

APPOINTMENT

1. Administer the Oath of Office to the newly appointed Chief of Police- Les Edwards

PROCLAMATION

2. Motorcycle Safety Awareness Month- May 2022
3. GFWC Clover Club of Kaufman Day- May 12, 2022

PRESENTATION/ACTION ITEM

4. Presentation by YWRD, P.C. regarding the City of Kaufman Fiscal Year 2020-2021 Financial Audit Report and discussion of the same.
5. Consider and take appropriate action on the acceptance of the Fiscal Year 2020-2021 Financial Audit Report.

CONSENT AGENDA

6. Consider and take appropriate action on the minutes from the March 21, 2022, Regular City Council meeting.
7. Consider and take appropriate action on the minutes from the April 14-15, 2022, City Council Planning Retreat meeting.
8. Consider and take appropriate action on the **Development Plat of The Palms at Kaufman Lake**, being a tract of land containing 664.642 acres (PIDs 2277 and 14798), situated in the P. Tiesia Survey, Abstract No. 531 and the T. Beedy Survey, Abstract No. 21, Kaufman County, Texas, located in the Extraterritorial Jurisdiction (ETJ) of the City of Kaufman. The property is located at the end of Kaufman Lake Road, approximately 900 feet north of SH 243. (Case No. DP-01-22)
9. Consider and take appropriate action on the **Final Plat of Freeman Farm**, being a tract of land containing 25.402 acres (PIDs 184130 and 16871), situated in the Levi York Survey, Abstract No. 609 in the City of Kaufman. The property is zoned Planned Development-21 (PD-21) and is located on the northeast side of US 175, approximately 685 feet southeast of Priscilla Lane. The final plat is for 123 residential lots and 4 common areas. (Case No. FP-03-22)
10. Consider and take appropriate action on the **Final Plat of Georgetown at Kings Fort Phase 2A**, being a tract of land containing 33.225 acres (PID 5239), situated in the D. Falcon Survey, Abstract No. 151 in the City of Kaufman. The property is zoned Planned Development-17 Revised (PD-17R) and is located on the northwest side of SH 34, approximately 840 feet east of Tabor Parkway. The final plat is for 94 residential lots and 2 common areas. (Case No. FP-04-22)

END OF CONSENT AGENDA

PUBLIC HEARING

11. Conduct a public hearing, consider and take appropriate action on Ordinance O-08-22, an ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-02-07 and Chapter 118, "Zoning" of the Kaufman Code of Ordinances and the Official Zoning Map of the City to authorize a Specific Use Permit (SUP-51) to allow an Auto Painting or Body Repair Shop on an approximate 0.230-acre tract of land (Property ID 32125) located at 502 E. Grove St. in Block 2 of the HT Nash Addition, City of Kaufman, Kaufman County, Texas; imposing conditions including parking requirements, maximum number of employees, regulation of trash storage and prohibition of outside storage, requirement for operations to remain inside the building, allowing only powder coating operations and requirement for proper ventilation; providing for rescission; providing a penalty for violation not to exceed \$2,000.00 for each violation for each day or part of day that a violation continues; and providing an effective date. (Case No. Z-03-22)

- a. Presentation.
 - b. PUBLIC HEARING.
 - c. Consider and take appropriate action on Ordinance O-08-22.
12. Conduct a public hearing and take appropriate action on Ordinance O-09-22, an ordinance of the City Council of the City of Kaufman, Texas, amending Section 9.4, "Requirements" and Section 9.6, "Planning Considerations", of Article IX., "Parkland Dedication and Development", of Chapter 94, "Subdivisions", of the Code of Ordinances of the City of Kaufman, the same being the Kaufman Subdivision Ordinance, (Ordinance No. O-24-99), as amended, to include the Kaufman Trail Concept Master Plan as an infrastructure planning document to consider in the application of the Parkland Dedication and Development requirements; and providing a penalty for violation not to exceed \$2,000.00 for each violation and for each day or part of day that a violation continues.
- a. Presentation.
 - b. PUBLIC HEARING.
 - c. Consider and take appropriate action on Ordinance O-09-22.

DISCUSSION/ACTION ITEMS

- 13. Consider and take appropriate action on Resolution R-17-22, a resolution of the City Council of the City of Kaufman, Texas, directing publication of notice of intention to issue certificates of obligation; and resolving other matters related to the subject. (Proposed debt issue will not affect current tax rate.)
- 14. Consider and take appropriate action on the award of bid and contract for the Shannon Park Improvement to Home Run Construction and authorize the Mayor or his designee to execute necessary documents.
- 15. Consider and take appropriate action on the use of funds from the American Rescue Plan Act.
- 16. Consider and take appropriate action on a contract with Greenspot for EV charging stations and authorize the City Manager to execute necessary documents.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

- 17. Receive an update and discussion regarding the following:
 - a. TPWD Grant Update
 - b. Early Voting- April 25- May 3
 - c. Special City Council Meeting- Canvassing Election- May 18 at 6 p.m.

- d. Discussion Items Report (DIR)
- e. STAR Transit Ridership Report- March 2022
- f. Careflite Compliance Report- March 2022
- g. Fire Department Monthly Report- March 2022
- h. Police Department Monthly Report- March 2022
- i. Development Services Monthly Report- March 2022
- j. Monthly Calendars Attached

EXECUTIVE SESSION

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

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

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

ADJOURNMENT

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 4:30 P.M. ON FRIDAY, APRIL 22, 2022, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.


JESSIE HANKS
CITY SECRETARY



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

****PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCILMEMBERS OR EMPLOYEES MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC BY ACCESSING WWW.ZOOM.US/JOIN OR (888)788-0099 (TOLL FREE) MEETING /WEBINAR ID: 870 3436 0003 PASSWORD: 270462**

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.



In the name and by the authority of

The State of Texas

OATH OF OFFICE

I, Les Edwards, do solemnly swear (or affirm), that I will faithfully execute the duties of Chief of Police of the City of Kaufman and of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States, so help me God.

Affiant, Les Edwards

April 25, 2022

DATE

Signature of Person Administering Oath

Jessie Hanks, City Secretary

Printed Name and Title



City of Kaufman

Proclamation

WHEREAS, the American Motorcyclist Association (AMA) reminds all road users that May marks Motorcycle Safety and Awareness Month; and

WHEREAS, motorists are reminded of the seasonal return of motorcycle enthusiasts to our Texas roads and highways; and

WHEREAS, due to their smaller size, motorcycles may easily be overlooked in the traffic flow, and motorists are encouraged to always be aware of motorcycles at intersections, when performing lane changes, or when passing other vehicles; and

WHEREAS, motorcyclists should always operate their motorcycles in a defensive manner and within the rules of the road; and

WHEREAS, motorcyclists ask that motorists get in the habit of looking for motorcycles as they drive, both during Motorcycle Safety and Awareness Month and throughout the entire riding season.

NOW, THEREFORE, I, Jeff Jordan, Mayor of the City of Kaufman, do hereby proclaim the month of May as:

Motorcycle Safety and Awareness Month

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City to be affixed this 25th day of April 2022.

Jeff Jordan, Mayor, City of Kaufman



City of Kaufman

Proclamation

WHEREAS, the Clove Club of Kaufman was founded in 1897 and became a member of the General Federation of Women's Club (GFWC), which is an international women's organization dedicated to community improvement by enhancing the lives of others through volunteer service, in 1903; and

WHEREAS, the members are community leaders who work locally to create community change through Arts and Culture, Environment, Education and Libraries, Civic Engagement and Outreach, Health and Wellness; and

WHEREAS, the club enriches the lives of members through education, training, and leadership opportunities so that Clover Club clubwomen are well-rounded and fully prepared to identify and work on the issues in all areas of their lives; and

WHEREAS, the GFWC Clover Club of Kaufman has provided women with tools, resources, networking opportunities, and guidance to enhance the lives of others in their local communities; and

WHEREAS, the GFWC Clover Club of Kaufman's theme is Making a Difference for Members and Community.

NOW, THEREFORE, I, Jeff Jordan, Mayor of the City of Kaufman, and on behalf of the Kaufman City Council, do hereby proclaim May 12, 2022, as:

GFWC Clover Club of Kaufman Day

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City to be affixed this 25th day of April 2022.

Jeff Jordan, Mayor, City of Kaufman



Meeting
Date: 4/25/2022

Date: 03/21/2022

Item #: 4.

Dept.: Finance

Presentation

SUBJECT:

Presentation by YWRD, P.C. regarding the City of Kaufman Fiscal Year 2020-2021 Financial Audit Report and discussion of the same.

BACKGROUND:

The Home Rule Charter for the City of Kaufman, Section 7.19 - Independent Audit, says that annually "the City Council shall call for an independent audit to be made of all accounts of the City by a certified public account." This presentation is for the Fiscal Year 2021 Consolidated Annual Financial Report.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends acceptance of the 2020-2021 Financial Audit Report.

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



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, MARCH 21, 2022 - 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, states Councilmembers present and declares a quorum present.**

Mayor Jordan called the City Council meeting to order at 6:03 PM. Councilmembers present were Jeff Jordan, Patty Patterson, Jeff Council, Barry Ratcliffe, Carole Aga, and Lisa Parker. Councilmember Matt Phillips was absent. Mayor Jordan declared a quorum present. Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Attorney Emily Bowlin, City Secretary Jessie Hanks, KEDC Executive Director Stewart McGregor, Planning Manager Andrew Bogda, Public Works Director Tim Hopwood, Fire Captain Jeremy Hatcher, Police Chief Dana Whitaker, and Police Captain Les Edwards.

The following election candidates were also present: Marshall Park, Charles Gillenwater, and Thomas "Quattro" Borders.

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

No comments were given.

PROCLAMATION

1. Bubbles of Love Day - April 25th

Mayor Jordan proclaimed April 25th as Bubbles of Love and Parent Alienation Awareness Day.

PRESENTATION/ ACTION ITEM

2. Presentation by YWRD, P.C. regarding the City of Kaufman Fiscal Year 2020-2021 Financial Audit Report and discussion of the same.

Mayor Jordan stated this item needed to be tabled due to the audit not being completed for presentation yet.

Councilmember Council made a motion to table this item until April 25, 2022, Regular City Council Meeting. The motion was seconded by Mayor Pro-Tem Patterson and passed 6/0.

- a. Consider and take appropriate action on the acceptance of the Fiscal Year 2020-2021 Financial Audit Report.

The council tabled this item until April 25, 2022, Regular City Council Meeting.

CONSENT AGENDA

3. Consider and take appropriate action on the minutes from the February 28, 2022, Joint TIRZ #1, TIRZ #2 and Regular City Council meeting.
4. Consider and take appropriate action on Resolution R-12-22, a resolution of the City Council of the City of Kaufman, Texas, authorizing the City Manager to grant a Special Use Permit for the consumption, possession, and sale of beer and wine by vendors duly licensed in accordance with state law for the 2022 Red White & BOOM Event; and providing an effective date.
5. Consider and take appropriate action on Resolution R-13-22, a resolution of the City Council of the City of Kaufman, Texas, authorizing the City Manager to enter into an agreement with the Texas Department of Transportation to temporarily close State Highway 34 and E Fair Street on Saturday, July 2, 2022, from 8:00 a.m. until 11 p.m. for the purpose of the 2022 Red White & BOOM Parade; and providing for an effective date.
6. Consider and take appropriate action on Resolution R-14-22, a resolution of the City Council of the City of Kaufman, Texas, authorizing the City Manager to enter into an agreement with the Texas Department of Transportation to temporarily close State Highway 243 from Jefferson Street to Washington Street on Saturday, July 2, 2022, from 8:00 a.m. until 1:00 p.m. for the Red White & BOOM Event; and providing an effective date.
7. Consider and take appropriate action on Resolution R-15-22, a resolution of the City Council of the City of Kaufman, Texas, accepting public improvements for Tabor Parkway; and establishing the date for a two (2) year warranty period.

Councilmember Aga made a motion to approve consent agenda items 3-7 as presented and remove item 8 from the consent agenda for discussion. The motion was seconded by Mayor Pro-Tem Patterson and passed 6/0.

END OF CONSENT AGENDA

PUBLIC HEARING

9. Conduct a public hearing, consider, and take appropriate action on Ordinance O-05-22, an ordinance of the City Council of the City of Kaufman, Texas, granting a request to rezone approximately 2.05 acres from Agricultural/Open Space District (A/O) to Residential Townhouse District ("TH") for development of five (5) two-family duplex units. The property, located within the D. Falcon Survey, Abstract No. 151, is addressed as 4901 Lions Den Trail. (Z-02-22)
 - a. Presentation.

Mr. Bogda presented the requested zoning change for a property located at 4901 Lions Den Trail for the purpose of developing townhomes.
 - b. PUBLIC HEARING.

Mayor Jordan opened the public hearing at 6:16 PM. There being no speakers present, Mayor Jordan closed the public hearing at 6:17 PM.

- c. Consider and take appropriate action on Ordinance O-05-22.

Councilmember Council made a motion to approve Ordinance O-05-22 as presented. The motion was seconded by Mayor Pro-Tem Patterson and passed 6/0.

DISCUSSION/ACTION ITEMS

8. Consider and take appropriate action on the ratification of a contract with Pacheco Koch Consulting Engineering, LLC, to provide professional landscape architecture services related to the loop hike and bike trail master plan.

Mr. Slye informed Council about the proposed Loop Hike and Bike Trail Master Plan. He outlined the contract and the purpose/need for the services.

Councilmember Aga made a motion to ratify the contract with Pacheco Koch Consulting Engineering, LLC, to provide professional landscape architecture services related to the loop hike and bike trail master plan. The motion was seconded by Councilmember Parker and passed 6/0.

10. Consider and take appropriate action on Ordinance O-06-22, an ordinance of the City Council of the City of Kaufman, Texas, repealing Ordinance Nos. O-31-02, O-07-03, and O-23-08 and adopting new City park usage fees, to be included within the City's Master Fee Schedule and on file in the Office of the City Secretary; and providing an effective date.

Mr. Hopwood informed Council that staff requested the Park Board review the current Park Usage Fees in an attempt to bring tournaments and associated revenue to the Sports Complex and local businesses around town. There were discussions about the research conducted on the other city's facility fees, the proposed changes, and the annual review of all park fees.

Councilmember Parker made a motion to approve Ordinance O-06-22 as presented. The motion was seconded by Mayor Pro-Tem Patterson and passed 6/0.

11. Consider and take appropriate action on Resolution R-16-22, a resolution of the City Council of the City of Kaufman, Texas, committing the City to provide local matching funds to secure and complete the FEMA Hazard Mitigation Grant Projects; authorizing the Mayor and City Manager to be the Chief Executive Officers and Authorized Representatives on behalf of the City; and providing an effective date.

Mr. Slye stated this resolution commits city funds and authorizes the submittal of grant applications for generators for all lift stations and the civic center, as well as a potential drainage project.

Councilmember Council made a motion to approve Resolution R-16-22 as presented. The motion was seconded by Councilmember Aga and passed 6/0.

12. Consider and take appropriate action on the potential need for adoption of a wastewater impact fee.

Mr. Slye discussed the potential adoption of a wastewater impact fee. He outlined the need for the proposed fee and what projects it could cover if adopted.

Councilmember Aga made a motion to initiate the wastewater impact fee process. The motion was seconded by Mayor Pro-Tem Patterson and passed 6/0.

13. Consider and take appropriate action on a contract with Greenspot for EV charging stations and

authorize the City Manager to negotiate related terms and execute necessary documents.

Mr. Slye presented the proposed contract with Greenspot for EV charging stations.

Councilmember Parker made a motion to approve a contract with Greenspot for EV charging stations and authorize the City Manager to negotiate related terms and execute necessary documents. The motion was seconded by Councilmember Council and passed 6/0.

14. Consider and take appropriate action of Ordinance O-07-22, an ordinance of the City Council of the City of Kaufman, Texas, finding that a public necessity exists to acquire a permanent drainage easement over, under and across a 0.175 acre (approximately 7,631 square feet) of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, and being a portion of a tract of land described in a Deed to Joseph And Emely Ortillo, recorded in Volume 5222, Page 223, Deed Records of Kaufman County, the drainage easement necessary for public utilities purposes and other public uses, which property is located in the City of Kaufman, Kaufman County, Texas; providing notice of an official determination to acquire interests in the property for utilities purposes and other public uses; authorizing and delegating authority to the City Manager or his designee to obtain the necessary appraisal reports and make bona fide offers of just compensation for the herein described properties; ratifying prior documents made and actions taken for acquisition of the property interests herein described; authorizing and delegating authority to the City Attorney to institute eminent domain proceedings on behalf of the City for the acquisition of the properties herein described if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repealer clause; providing a severability clause; and providing an effective date

Mr. Slye informed Council this item is regarding the storm drainage easement along Melody Circle. He updated council on the process staff had gone through to try to obtain the easement which ultimately led to this ordinance needing to be put in front of the Council. He reviewed the process for eminent domain on this property.

Brian Nalls, 1803 Melody Circle, Kaufman, Texas 75142, expressed his opposition to this ordinance. He doesn't believe the city has exhausted all efforts to remediate the problem.

Joseph Ortillo, address, outlined his opinion on the matter. He stated he believes there are other options to get this project accomplished without utilizing his property. He hoped the Council would take into consideration the best solution to this drainage issue.

Councilmember Aga made a motion to approve Ordinance O-07-22 as presented. The motion was seconded by Mayor Pro-Tem Patterson and passed 5/1.

15. Consider and take appropriate action Ordinance O-08-22, an Ordinance of the City Council of the City of Kaufman finding that a public necessity exists to acquire a permanent drainage easement over, under and across a tract of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, and being a portion of a tract of land described in a Deed to D. G. Council as recorded in Volume 2285, Page 51, of Official Public Records of Kaufman County, and being a portion of Lot 21 Harmony Estates, an Addition to the City of Kaufman, Kaufman County, Texas according to the plat thereof recorded in Cabinet 1, Envelope 652, Plat Records, Kaufman County, Texas, the drainage easement being necessary for public utilities purposes and other public uses; providing notice of an official determination to acquire interests in the property for utilities purposes and other public uses; authorizing and delegating authority to the

City Manager or his designee to obtain the necessary appraisal reports and make bona fide offers of just compensation for the herein described properties; ratifying prior documents made and actions taken for acquisition of the property interests herein described; authorizing and delegating authority to the City Attorney to institute eminent domain proceedings on behalf of the City for the acquisition of the properties herein described if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repealer clause; providing a severability clause; and providing an effective date.

An agreement on this item has been resolved, therefore, no action is needed for this item.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

16. Receive an update and discussion regarding the following:
 - a. Sales Tax Update
 - b. TPWD Grant Update
 - c. Discussion Items Report (DIR)
 - d. STAR Transit Ridership Report- February 2022
 - e. Careflite Compliance Report- February 2022
 - f. Fire Department Monthly Report- February 2022
 - g. Police Department Monthly Report- February 2022
 - h. Development Services Monthly Report- February 2022
 - i. Monthly Calendars Attached

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

EXECUTIVE SESSION

Mayor Jordan recessed into executive session at 7:16 PM.

17. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Texas Government Code §551.071(2): 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 Open Meetings Act: Oak Grove

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

Mayor Jordan reconvened into open session at 7:33 PM.

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

There was no action required.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:34 PM.

ATTEST:

**JEFF JORDAN
MAYOR**

**JESSIE HANKS
CITY SECRETARY**



MINUTES OF THE
KAUFMAN CITY COUNCIL PLANNING RETREAT
OMMENCE ON THURSDAY, APRIL 14, 2022 – AT 12:00 P.M.
CONTINUED ON FRIDAY, APRIL 15, 2022 – 8:00 A.M.
KAUFMAN CIVIC CENTER
607 E. FAIR STREET
KAUFMAN, TEXAS 75142

COUNCIL/MANAGEMENT RETREAT

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

Mayor Jordan called the meeting to order at 12:32 pm. Councilmembers Carole Aga, Patty Patterson, Jeff Jordan, Lisa Parker, Barry Ratcliffe, and Matt Phillips were present. Councilmember Jeff Council was absent. Mayor Jordan declared a quorum present.

Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Secretary Jessie Hanks, Human Resources Coordinator Audrey Lewis, Finance Director Mary Wennerstrom, Finance Accountant Lajohnna Wells, KEDC Executive Director Stewart McGregor, Planning Manager Andrew Bogda, Public Works Director Tim Hopwood, Water and Wastewater Superintendent Jordan Elder, Parks Superintendent Martin Sipriano, Fire Chief Ronnie Davis, Fire Captain Jeremy Hatcher, Police Chief Les Edwards, and Police Assistant Sharna Ellis.

The following election candidates were also present: Marshall Park, Bobbie Willoughby, Charles Gillenwater, Thomas "Quattro" Borders, and Ashlea Longenecker.

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.

THURSDAY, APRIL 14, 2022, 12:00 P.M

12:00 p.m. – Lunch

CONVENE TO COMMENCE COUNCIL RETREAT SESSION. Council will discuss items posted on this agenda and provide direction to staff, but no action will be taken by the Council, unless the item is expressly posted for Council action. Any item for which a vote of the Council is required will be posted on a future Council agenda to allow for public input.

1. 12:30 p.m. – Opening Comments/Council Expectations – *Mike Slye*

Mr. Slye gave the opening comments and welcomed the council and candidates to the council retreat. Each Candidate introduced themselves to the council and staff.

2. 12:45 p.m. – Strategy Map, Performance Measures, Hits & Misses, DIR Review – *Mike Holder*

Mr. Holder outlined the strategy map, performance measures, hits & misses, and discussion item report with the Council.

3. 1:15 p.m. – Financial Review
 - a. Current FY Operations & Fund Balance Review – *Mary Wennerstrom*

Ms. Wennerstorm gave the Council an update on the current Fiscal Year operations and Fund balances. There were discussions regarding Hotel Occupancy Tax, Sales Tax sourcing, and the difference in the various funds. Mr. Slye reviewed the water and wastewater rates in comparison to surrounding areas.

- b. KCAD Preliminary Projections – FY23 – *Sarah Curtis*

Sarah Curtis presented the preliminary property values for the upcoming fiscal year. There were discussions regarding the median increases countywide, and the increase in market value for properties.

- c. American Rescue Plan Act (ARPA) Strategy – *Mike Slye*

Mr. Slye discussed the staff recommendations for the second distribution of ARPA funds. There was a discussion regarding potential other uses for the ARPA funds for the second distribution.

2:45 p.m. – Break

Council took a break at 2:15 pm and reconvened at 2:45 pm.

4. 3:00 p.m. – Capital Improvement Projects
 - a. WWTP Improvements – GTUA – *Mike Slye*

Mr. Slye updated the Council on the improvements to the Wastewater Treatment Plant.

b. Advanced Metering Infrastructure (AMI) – *Mike Holder*

Mr. Holder reviewed the current status of the AMI system. Mr. Slye reviewed the water/wastewater fee comparison.

c. Storm Drainage Projects- *Mike Slye*

Mr. Slye discussed current Storm Drainage Projects, timelines for each, and potential future projects for the Council to consider.

5. 3:30 p.m. – Organizational Initiatives

a. Human Resources – *Mike Holder*

i. Retirement Eligibility/Succession Planning – *Audrey Lewis*

Ms. Lewis gave Council an update on the employees who are currently eligible to retire and potential succession plans for those positions.

ii. City-wide Staffing – *Mike Holder*

1. Public Safety
2. Public Works
3. Administration

Mr. Holder discussed the current city-wide staffing issues and potential additional positions needed.

6. 4:00 p.m. – KEDC Mid-year Update – *Stewart McGregor*

Mr. McGregor gave the Council a mid-year update for the Kaufman Economic Development Corporation.

RECESS MEETING – APPROXIMATELY 5:00 P.M. - 5:30 P.M.

Mayor Jordan recessed the Council Retreat at 4:33 pm.

FRIDAY, APRIL 15, 2022, 8:00 A.M.

8:00 a.m. – Breakfast

RECONVENE TO CONTINUE COUNCIL RETREAT SESSION AND ANNOUNCE A QUORUM PRESENT. Council will discuss items posted on this agenda as well as continue discussion of those items posted on Thursday, April 14, 2022, meeting for which Council did not commence or conclude discussion prior to declaring the Thursday, April

14, 2022, meeting in recess. No action will be taken by the Council on any agenda items unless the item is expressly posted for Council action.

Mayor Jordan reconvened the meeting to order at 8:30 am. Councilmembers Carole Aga, Patty Patterson, Jeff Jordan, Lisa Parker, Barry Ratcliffe, and Matt Phillips were present. Councilmember Jeff Council was absent. Mayor Jordan declared a quorum present.

Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Secretary Jessie Hanks, Human Resources Coordinator Audrey Lewis, Finance Director Mary Wennerstrom, Finance Accountant Lajohnna Wells, KEDC Executive Director Stewart McGregor, Planning Manager Andrew Bogda, Public Works Director Tim Hopwood, Fire Chief Ronnie Davis, Fire Captain Jeremy Hatcher, Police Chief Les Edwards, and Police Assistant Sharna Ellis.

The following election candidates were also present: Marshall Park, Bobbie Willoughby, Charles Gillenwater, Thomas "Quattro" Borders, and Ashlea Longenecker.

DISCUSSION/ACTION ITEM

7. Consider and take appropriate action on the minutes from the April 14, 2022, Special City Council Meeting.

Mayor Pro-Tem Paterson made a motion to approve the minutes from the April 14, 2022, Special City Council Meeting. The motion was seconded by Councilmember Ratcliffe and passed 6/0.

COUNCIL RETREAT SESSION

8. 8:30 a.m. – Park Improvements – *Mike Slye*
 - a. TPWD Grant – City Lake Park Design – *Dennis Sims*

Dennis Sims updated the Council on the plans for the improvements at City Lakes Park, the grant that was awarded to the city, and the next steps in the process. He also gave an update regarding the proposed park improvements for Shannon Park. There was a discussion regarding the costs associated with the improvements to Shannon Park.

- b. Master Hike and Bike Trail Plan – *Pacheco Koch*

Ellen Orchard presented the proposed Master Hike and Bike Trail Plan for the City of Kaufman. She reviewed the design and the methodology for the proposed trail route.

- c. Kings Fort Park Design – *Quincey Crow*

Mr. Slye reviewed the ideas for the future Kings Fort Park Design.

The Council took a break at 9:45 a.m. and reconvened at 9:55 a.m.

9. 9:30 a.m. – Debt Services Review – *Mike Slye & Nick Bulaich (Hilltop Security)*
- a. 10th & Clay Storm Drainage Improvements
 - i. FEMA Support
 - b. North East Utilities
 - c. Existing Utility Improvements
 - d. Park Improvements
 - e. Refunding Pass-Thru

Nick Bulaich gave the Council a debt services overview of the current debt and the tax-supported debt. He reviewed potential refunding or refinancing of our current debt. Mr. Slye discussed capital improvement projects for the Council to consider issuing debt to pay for. Mr. Slye reviewed the details of each potential project would entail.

10:30 a.m. – Break (The Council took this break at 9:45 a.m.)

10. 10:45 a.m. – Development Projects– *Mike Slye & Andrew Bogda*
- a. Kings Fort
 - i. Georgetown Development
 - ii. Multi-family Development
 - iii. Kaufman 45
 - b. South Pointe
 - i. Borders & Long
 - c. Future Development Projects
 - i. Marlows Truck Stop
 - ii. Kaufman County Campus
 - iii. Prairie Creek Phase 3 (PID #2)
 - iv. Freeman Farm (PID #3)
 - v. KISD
 - vi. Highland Meadow
 - vii. City Lake Development
 - viii. Thorntree
 - ix. Five Points
 - x. Windsor Park II
 - xi. Development at Washington & Houston Intersection
 - xii. 2727 Development
 - xiii. Wait 34 Development
 - xiv. Galleher Lumber and Steel
 - xv. Light Manufacturing / Industrial

Mr. Bogda gave Council an update on the above-stated development projects.

11. 11:45 a.m. – Transportation Projects Review – *Mike Slye*

- a. Street Maintenance Plan – *Tim Hopwood*
- b. RTC Road Connection (34 Bypass & 175)
- c. Washington St. Turnback
- d. TxDOT Safety Projects
 - i. By Pass Lighting
 - ii. US 175 'S' Curve Redesign

Mr. Slye presented the various transportation projects from city, county, and TxDOT.

12:15 p.m. – Lunch

The Council took a break for lunch at 12:22 p.m. and reconvened at 12:50 p.m.

12. 12:45 p.m. – PID & TIRZ Update – *Municap – Abdi Yassin*
- a. Georgetown (PID #1)
 - b. Prairie Creek Phase III (PID #2)
 - c. Freeman Farms (PID #3)
 - d. TIRZ #1

Abdi Yassin informed Council about what a Public Improvement District is, how it works, and the benefits of PID financing. He also outlined what a Tax Increment Reinvestment Zone is and how it functions. He updated the council on the city's various PIDs and TIRZ.

13. 1:15 p.m. – FY23 Tax Rate Strategies – *Mike Slye*

There were discussions about the Tax Rate Strategy for FY23, the projects Council would like to see come forward during the budget process, and potential means of paying for those projects.

14. 1:45 p.m. – Hits & Misses, Review of Retreat Topics, and City Council Comments

Mr. Slye reviewed the 2021 and 2022 Hits and misses.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 2:32 p.m.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY



Meeting Date: 04-25-2022	Date: 04-19-22	Item #: 7	Dept. Development Services
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☐ Consent☒ Action☐ Discussion**SUBJECT:**

Consider the Development Plat of The Palms at Kaufman Lake, being a tract of land containing 664.642 acres (PIDs 2277 and 14798), situated in the P. Tiesia Survey, Abstract No. 531 and the T. Beedy Survey, Abstract No. 21, Kaufman County, Texas, located in the Extraterritorial Jurisdiction (ETJ) of the City of Kaufman. The property is located at the end of Kaufman Lake Road, approximately 900 feet north of SH 243. (Case No. DP-01-22)

BACKGROUND:

See the attached April 5, 2022 Planning and Zoning Commission Report.

Author:

Andrew Bogda, Planning Manager

Reviewed:

Mike Slye, City Manager

Cost: N/A

Funds Available: N/A

Source: N/A

Recommendation: The Planning and Zoning Commission on April 5, 2022 recommended approval of the Development Plat of The Palms at Kaufman Lake by a vote of 6-0.

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



Planning and Zoning Commission Report

Meeting Date: April 5, 2022

SUBJECT: Consider and make a recommendation to City Council on the **Development Plat of The Palms at Kaufman Lake**, being a tract of land containing 664.642 acres (PIDs 2277 and 14798), situated in the P. Tiesia Survey, Abstract No. 531 and the T. Beedy Survey, Abstract No. 21, Kaufman County, Texas, located in the Extraterritorial Jurisdiction (ETJ) of the City of Kaufman. The property is located at the end of Kaufman Lake Road, approximately 900 feet north of SH 243. (Case No. DP-01-22)

SUMMARY:

The subject property includes 664.642 acres and is proposed to be developed as a resort for recreational vehicles (RVs). The property is located at the end of Kaufman Lake Road, approximately 900 feet north of SH 243. Approximately 556 acres is located in the floodplain, the vast majority of which is Kaufman Lake. The RV resort will be developed in the southwestern portion of the property.

A land study is typically required in connection with a Development Plat, however staff waived this requirement because the applicant submitted civil construction plans for the development, which serve in place of the land study since they show the existing conditions and planned improvements to the property. The RV resort will be served by a series of concrete drive aisles, which are also to be platted as fire lanes. The driveway system connects directly to Kaufman Lake Road. The resort will accommodate up to 197 RV units and will also have 17 parking spaces for visitors, as well as 6 boat parking spaces and a boat launch site.

COMPREHENSIVE PLAN:

Future Land Use Plan:

The Future Land Use Plan classifies the area of the subject property as future single-family residential (low density). The property to the north (City Lakes Park) is classified as public use. Future commercial designations exist along portions of SH 243. Staff finds the proposed RV resort compatible with the Future Land Use Plan and the existing conditions.

Thoroughfare Plan:

The only road in close proximity that is classified on the Thoroughfare Plan is SH 243, which is classified as a principal arterial (AA – 4-6 lanes), with an ultimate right-of-way of 120' – 140'. Kaufman Lake Road is not classified on the Thoroughfare Plan, but has a right-of-way of 50'.

RECOMMENDATION:

Staff recommends approval of the Development Plat of The Palms at Kaufman Lake.

ATTACHMENTS:

1. Location Map

2. Development Plat of The Palms at Kaufman Lake

Andrew Bogda, Planning Manager
972-932-2216 ext. 117 abogda@kaufmantx.org

Location Map

The Palms at Kaufman Lake



3/30/2022, 10:52:43 AM

Abstracts
Parcels

1:18,056
0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km
Source: Esri, Maxar, GeoEye, Earthstar, Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



Meeting Date: 04-25-2022	Date: 04-19-22	Item #: 8	Dept. Development Services
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☐ **Consent**☒ **Action**☐ **Discussion****SUBJECT:**

Consider the Final Plat of Freeman Farm, being a tract of land containing 25.402 acres (PIDs 184130 and 16871), situated in the Levi York Survey, Abstract No. 609 in the City of Kaufman. The property is zoned Planned Development-21 (PD-21) and is located on the northeast side of US 175, approximately 685 feet southeast of Priscilla Lane. The final plat is for 123 residential lots and 4 common areas. (Case No. FP-03-22)

BACKGROUND:

See the attached April 5, 2022 Planning and Zoning Commission Report.

Author:

Andrew Bogda, Planning Manager

Reviewed:

Mike Slye, City Manager

Cost: N/A

Funds Available: N/A

Source: N/A

Recommendation: The Planning and Zoning Commission on April 5, 2022 recommended approval of the Final Plat of Freeman Farm by a vote of 6-0.

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



Planning and Zoning Commission Report

Meeting Date: April 5, 2022

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of Freeman Farm**, being a tract of land containing 25.402 acres (PIDs 184130 and 16871), situated in the Levi York Survey, Abstract No. 609 in the City of Kaufman. The property is zoned Planned Development-21 (PD-21) and is located on the northeast side of US 175, approximately 685 feet southeast of Priscilla Lane. The final plat is for 123 residential lots and 4 common areas. (Case No. FP-03-22)

SUMMARY:

The subject property includes 25.402 acres for the development of 123 single-family residential lots and four common areas. The property is located on the northeast side of US 175, immediately southeast of the Freeman Park Estates subdivision.

The residential lots range in size from 5,500 sq. ft. – 12,116 sq. ft., with the vast majority of lots in the 5,500 sq. ft. – 8,400 sq. ft. range. The average lot size is 6,866 sq. ft. Three of the common areas (Lot 1X and 10X of Block A and Lot 1X of Block E) are for landscape and access purposes, while Lot 19X of Block A is for drainage and detention purposes; all of the common areas will be maintained by the Homeowners' Association.

The preliminary plat for Freeman Farm (formerly known as Oakdale Estates) was approved on October 25, 2021. The final plat substantially conforms to the preliminary plat, aside from some very minor adjustments to some of the lot dimensions.

THOROUGHFARE PLAN:

The subject property is located on the northeast side of US 175, the right-of-way for which has already been dedicated. US 175 is classified as a freeway. White Oaks Drive is classified as a collector (Type C; 2 – 3 lanes), with an ultimate right-of-way of 80' – 100'. Half of the minimum right-of-way for White Oaks Drive has been dedicated with this plat. This plat also includes the necessary rights-of-way for internal streets.

RECOMMENDATION:

Staff recommends approval of the Final Plat of Freeman Farm.

ATTACHMENTS:

1. Location Map
2. Preliminary Plat and Land Study of Freeman Farm
3. Final Plat of Freeman Farm

Andrew Bogda, AICP, Planning Manager
972-932-2216 ext. 117 abogda@kaufmantx.org

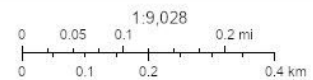
Location Map

Freeman Farm



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-  Abstracts
-  Parcels



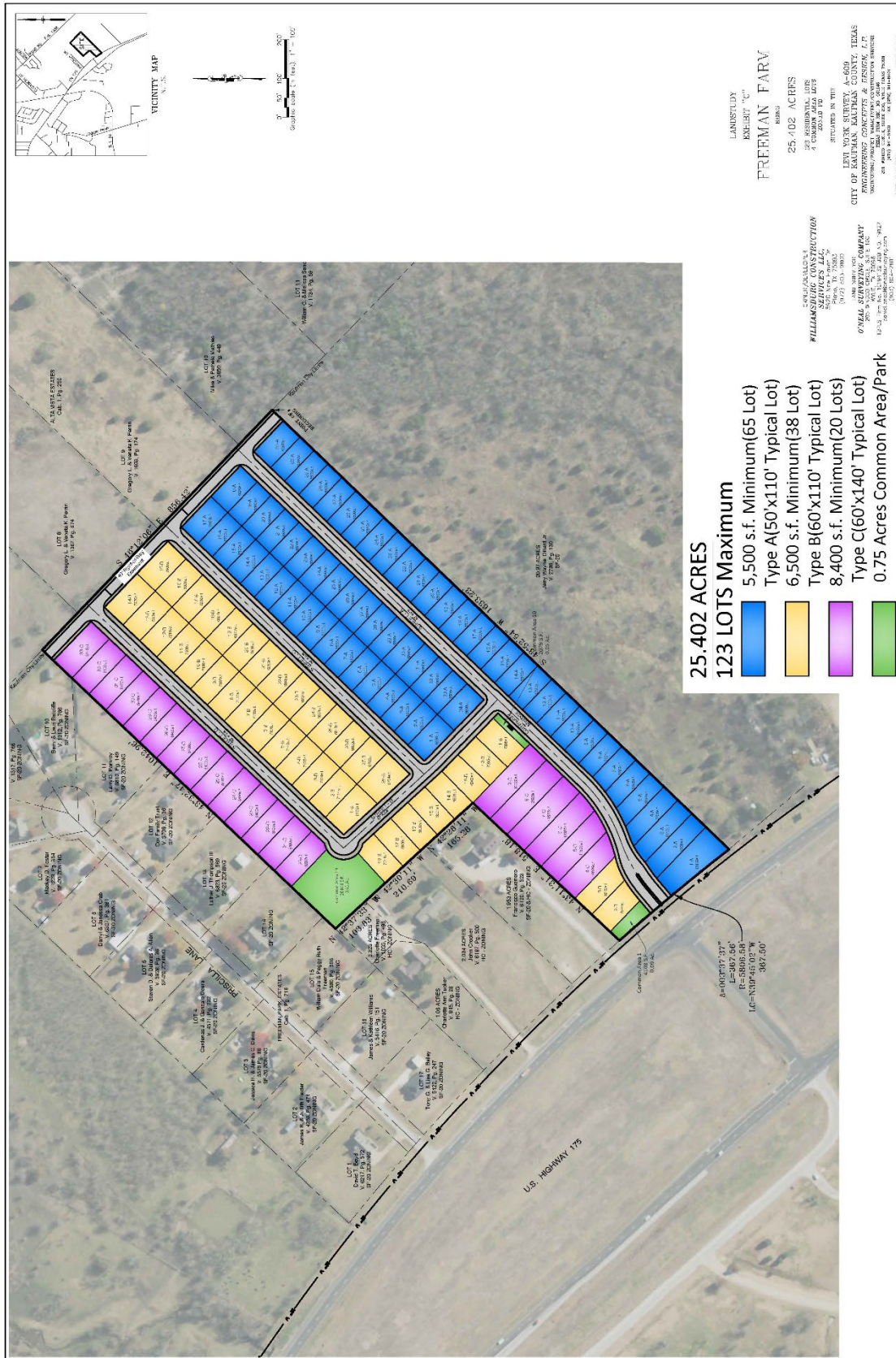
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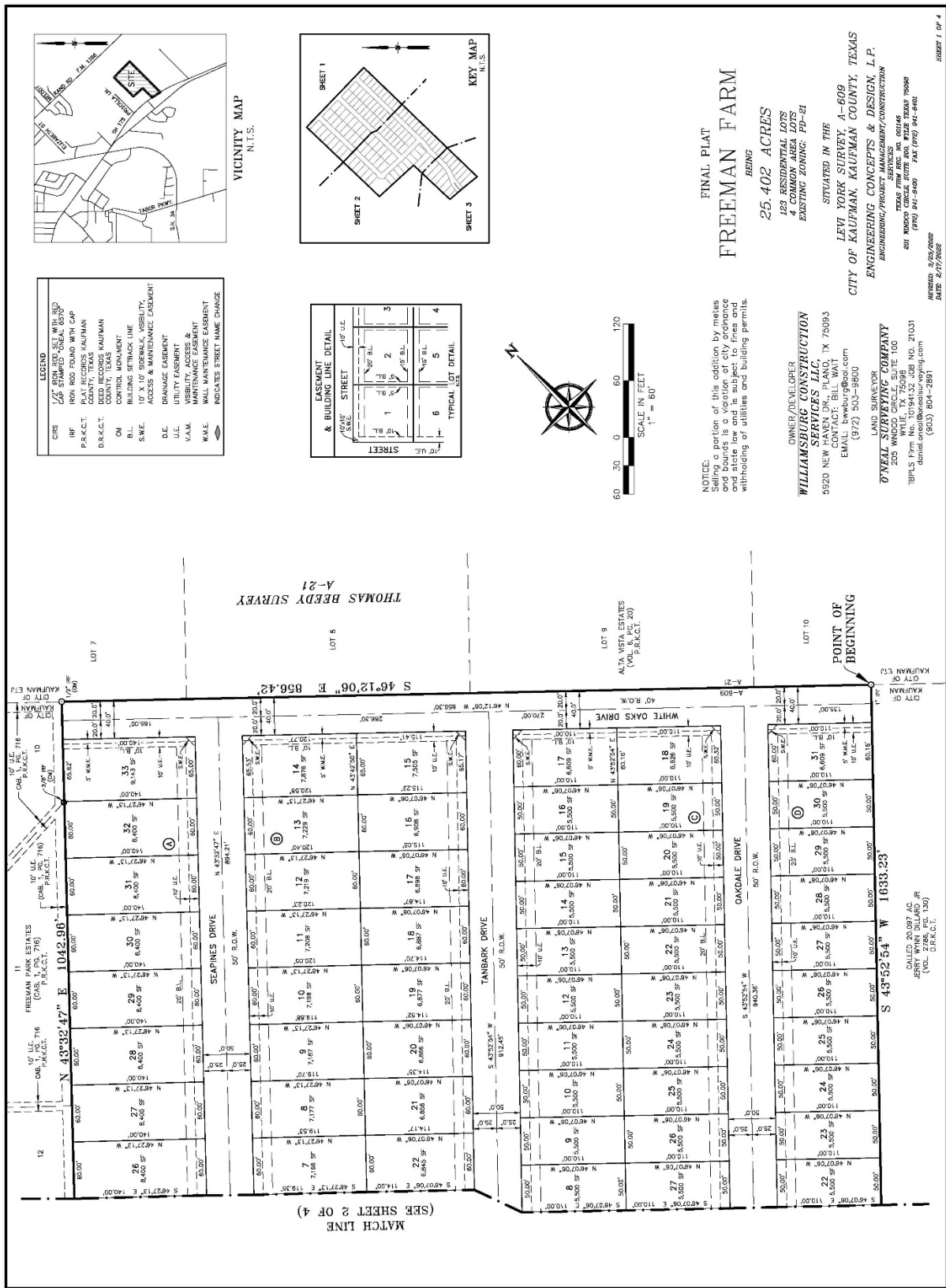
Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com

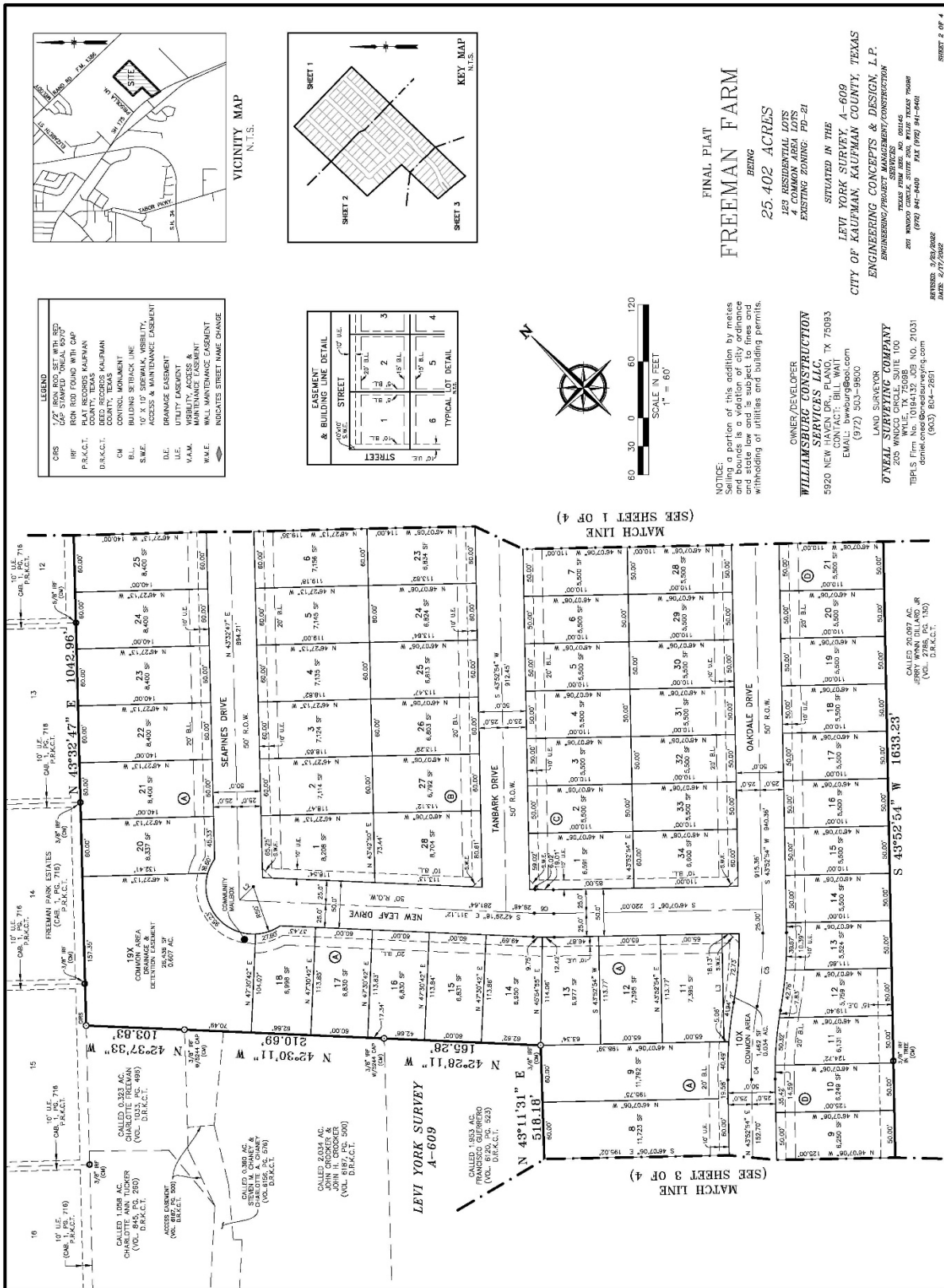
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

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Land Study of Freeman Farm







THENCE SOUTH 46 DEGREES 12 MINUTES 06 SECONDS EAST, ALONG THE COMMON LINE OF SAID ALTA VISTA ESTATES AND SAID 25.411 ACRE TRACT, A DISTANCE OF 856.42 FEET TO THE POINT OF BEGINNING, CONTAINING 25.402 ACRES OF LAND, MORE OR LESS.

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on _____ day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2022.



Meeting Date: 04-25-2029	Date: 04-19-22	Item #: 9	Dept. Development Services
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☐ Consent☒ Action☐ Discussion**SUBJECT:**

Consider the Final Plat of Georgetown at Kings Fort Phase 2A, being a tract of land containing 33.225 acres (PID 5239), situated in the D. Falcon Survey, Abstract No. 151 in the City of Kaufman. The property is zoned Planned Development-17 Revised (PD-17R) and is located on the northwest side of SH 34, approximately 840 feet east of Tabor Parkway. The final plat is for 94 residential lots and 2 common areas. (Case No. FP-04-22)

BACKGROUND:

See the attached April 5, 2022 Planning and Zoning Commission Report.

Author:

Andrew Bogda, Planning Manager

Reviewed:

Mike Slye, City Manager

Cost: N/A

Funds Available: N/A

Source: N/A

Recommendation: The Planning and Zoning Commission on April 5, 2022 recommended approval of the Final Plat of Georgetown at Kings Fort Phase 2A by a vote of 6-0.

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



Planning and Zoning Commission Report

Meeting Date: April 5, 2022

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of Georgetown at Kings Fort Phase 2A**, being a tract of land containing 33.225 acres (PID 5239), situated in the D. Falcon Survey, Abstract No. 151 in the City of Kaufman. The property is zoned Planned Development-17 Revised (PD-17R) and is located on the northwest side of SH 34, approximately 840 feet east of Tabor Parkway. The final plat is for 94 residential lots and 2 common areas. (Case No. FP-04-22)

SUMMARY:

The subject property includes 33.225 acres for the development of 94 single-family residential lots and two common areas. The property is located in the eastern portion of Georgetown at Kings Fort, situated on the northwest side of SH 34, approximately 840 feet east of Tabor Parkway.

One of the common areas (Lot 1X of Block C) is 1,199 sq. ft. and is for landscape and access purposes; this lot will be maintained by the Homeowners' Association (HOA). The other common area (Lot 2X of Block G) is 14.5 acres and will be dedicated to the City for a public park; this lot will be maintained by the HOA until the property is dedicated to the City.

The original Preliminary Plat for the Georgetown at Kings Fort development was approved on October 22, 2018. A revised phasing plan was approved on October 26, 2020.

The final plat for this phase substantially conforms to the preliminary plat, with the exception that the residential lot count has been reduced from 103 lots to 94 lots in order to provide some wider lots to accommodate larger homes based on consumer demand. The preliminary plat only had 50'-wide lots, whereas some 55'-wide, 60'-wide, and 65'-wide lots are now intermingled with the 50'-wide lots. Most of the lots range in size from 6,000 sq. ft. – 7,800 sq. ft. and the average lot size is 6,828 sq. ft.

THOROUGHFARE PLAN:

The subject property is located on the northwest side of SH 34, the right-of-way for which has already been dedicated. SH 34 is classified as a principal arterial (Type AA; 4 – 6 lanes), with an ultimate right-of-way of 120' – 140'. Also in close proximity is Tabor Parkway, which is classified as a minor arterial (Type B; 3 – 4 lanes), with an ultimate right-of-way of 100' – 120'. This plat includes the necessary rights-of-way for internal streets.

RECOMMENDATION:

Staff recommends approval of the Final Plat of Georgetown at Kings Fort, Phase 2A.

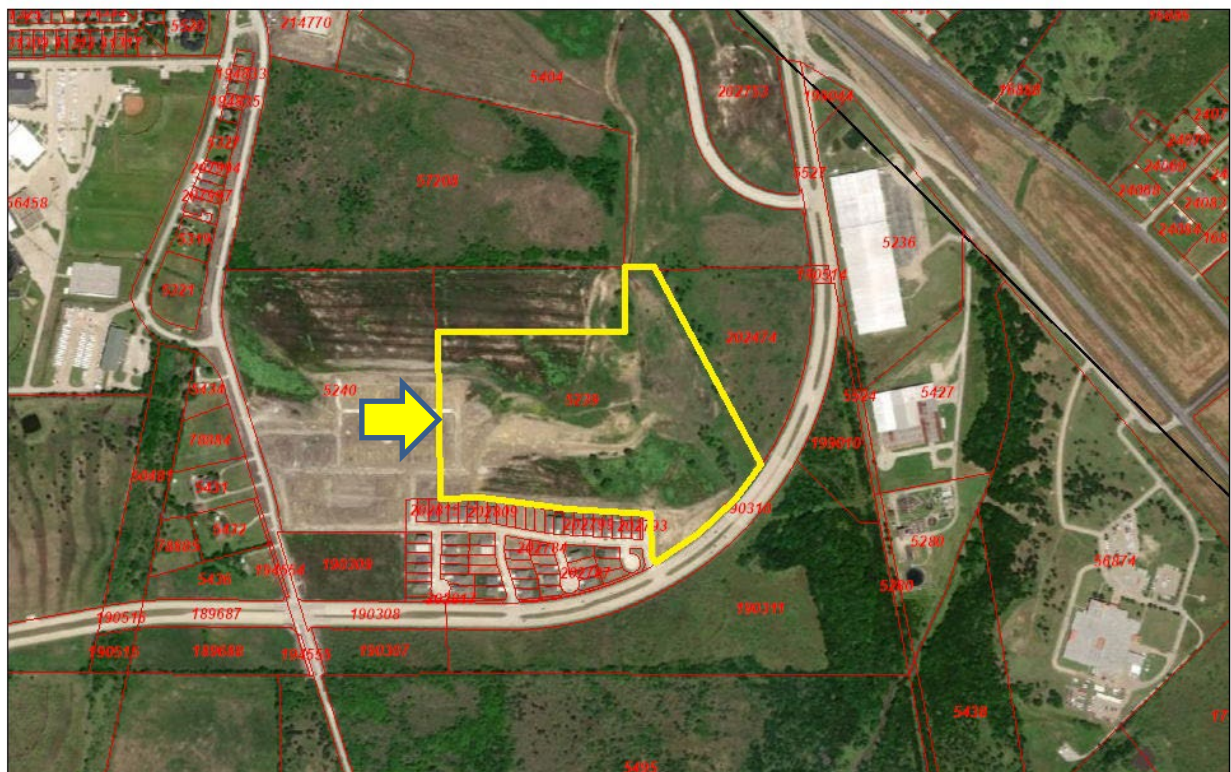
ATTACHMENTS:

1. Location Map
2. Preliminary Plat of Georgetown at Kings Fort
3. Final Plat of Georgetown at Kings Fort Phase 2A

Andrew Bogda, AICP, Planning Manager
972-932-2216 ext. 117 abogda@kaufmantx.org

Location Map

Georgetown at Kings Fort Ph 2A



3/30/2022, 11:12:44 AM

Abstracts
Parcels

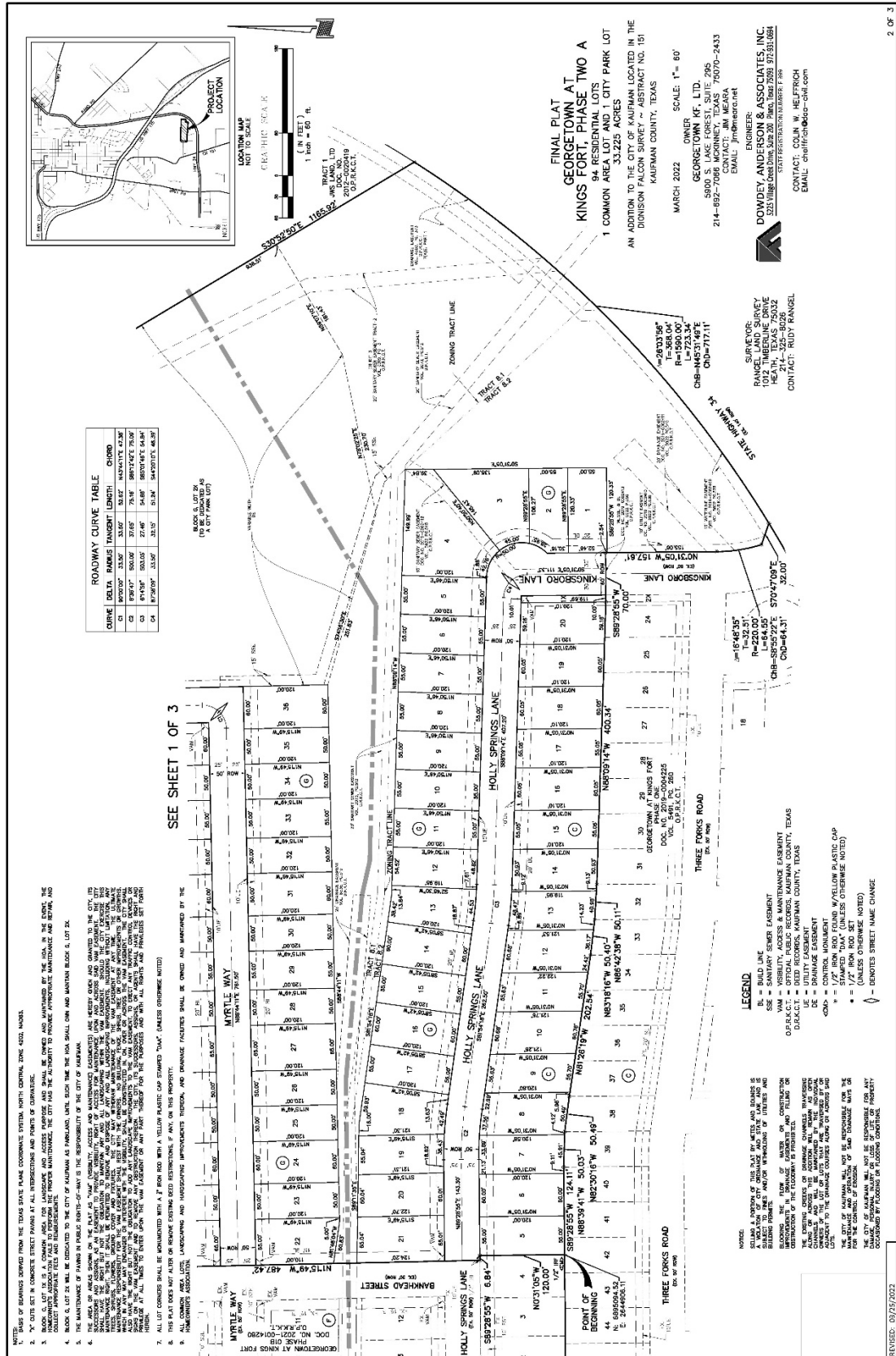
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0 0.05 0.1 0.2 mi
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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com

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DOMNEY, ANDERSON & ASSOCIATES, INC.







Meeting
Date: 4/25/2022

Date: 04/22/2022

Item #: 11.

Dept.: Development
Services

Ordinance

SUBJECT:

Conduct a public hearing, consider and take appropriate action on Ordinance O-08-22, an ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-02-07 and Chapter 118, "Zoning" of the Kaufman Code of Ordinances and the Official Zoning Map of the City to authorize a Specific Use Permit (SUP-51) to allow an Auto Painting or Body Repair Shop on an approximate 0.230-acre tract of land (Property ID 32125) located at 502 E. Grove St. in Block 2 of the HT Nash Addition, City of Kaufman, Kaufman County, Texas; imposing conditions including parking requirements, maximum number of employees, regulation of trash storage and prohibition of outside storage, requirement for operations to remain inside the building, allowing only powder coating operations and requirement for proper ventilation; providing for rescission; providing a penalty for violation not to exceed \$2,000.00 for each violation for each day or part of day that a violation continues; and providing an effective date. (Case No. Z-03-22)

BACKGROUND:

See the attached April 5, 2022 Planning and Zoning Commission Report, as well as the Applicant Response to the recommended conditions of approval and Photos showing new parking spaces, attached to Ordinance No. O-08-22.

Author:
Andrew Bogda, Planning Manager

Reviewed:
Mike Slye, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: The Planning and Zoning Commission on April 5, 2022, recommended approval of SUP-51, by a vote of 6-0, to allow an Auto Body Painting or Body Repair Shop on approximately 0.230 acres located at 502 E. Grove St. with the following conditions:

- 1. Revise the plans to show six (6) dedicated/stripped parking spaces (9' x 18' each); specify that all parking and vehicle maneuvering will be on concrete surface.**
- 2. To ensure there is adequate parking to meet the business needs, specify that business operations will be by appointment only and specify the maximum number of employees working on the premises at any given time (no more than 5).**
- 3. Revise the plans to show the location of the proposed R panel metal fencing and gates; indicate the height of the fence.**
- 4. Revise the plans to specify that there will be no outside storage of materials or vehicles.**
- 5. Revise the plans to show the location of the trash cart storage area. If the proposed trash cart storage area is not behind the metal fence, it will need its own separate enclosure to fully screen the trash cart.**
- 6. Specify on the plans that all operations of the business will be limited to powder coating and conducted entirely indoors.**
- 7. Specify on the plans that an adequate ventilation system will be in place to ensure fumes or pollutants generated by the business operation will not be projected to the exterior.**

8. Limit the hours of operation from 8:00 am – 6:00 pm, Monday – Friday.
9. Prohibit on-street parking on surrounding streets by the business or their patrons.

The applicant has provided an Applicant Response to the recommended conditions of approval and Photos showing new parking spaces, both of which are attached to Ordinance No. O-08-22.



Meeting Date: 04-25-2022	Date: 04-20-22	Item #: 10	Dept. Development Services
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☐ **Consent**

☒ **Action**

☐ **Discussion**

SUBJECT:

Conduct a public hearing, consider and take appropriate action on Ordinance O-08-22, an ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-02-07 and Chapter 118, "Zoning" of the Kaufman Code of Ordinances and the Official Zoning Map of the City to authorize a Specific Use Permit (SUP-51) to allow an Auto Painting or Body Repair Shop on an approximate 0.230-acre tract of land (Property ID 32125) located at 502 E. Grove St. in Block 2 of the HT Nash Addition, City of Kaufman, Kaufman County, Texas. The property is zoned Commercial District (C). (Z-03-22)

BACKGROUND:

See the attached April 5, 2022 Planning and Zoning Commission Report, as well as the Applicant Response to the recommended conditions of approval and Photos showing new parking spaces, attached to Ordinance No. O-08-22.

Author:

Andrew Bogda, Planning Manager

Reviewed:

Mike Slye, City Manager

Cost: N/A

Funds Available: N/A

Source: N/A

Recommendation: The Planning and Zoning Commission on April 5, 2022, recommended approval of SUP-51, by a vote of 6-0, to allow an Auto Body Painting or Body Repair Shop on approximately 0.230 acres located at 502 E. Grove St. with the following conditions:

1. Revise the plans to show six (6) dedicated/striped parking spaces (9' x 18' each); specify that all parking and vehicle maneuvering will be on concrete surface.
2. To ensure there is adequate parking to meet the business needs, specify that business operations will be by appointment only and specify the maximum number of employees working on the premises at any given time (no more than 5).
3. Revise the plans to show the location of the proposed R panel metal fencing and gates; indicate the height of the fence.
4. Revise the plans to specify that there will be no outside storage of materials or vehicles.
5. Revise the plans to show the location of the trash cart storage area. If the proposed trash cart storage area is not behind the metal fence, it will need its own separate enclosure to fully screen the trash cart.
6. Specify on the plans that all operations of the business will be limited to powder coating and conducted entirely indoors.
7. Specify on the plans that an adequate ventilation system will be in place to ensure fumes or pollutants generated by the business operation will not be projected to the exterior.
8. Limit the hours of operation from 8:00 am – 6:00 pm, Monday – Friday.
9. Prohibit on-street parking on surrounding streets by the business or their patrons.

The applicant has provided an Applicant Response to the recommended conditions of approval and Photos showing new parking spaces, both of which are attached to Ordinance No. O-08-22.

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



Planning and Zoning Commission Report

Meeting Date: April 5, 2022

SUBJECT: Conduct a public hearing and make a recommendation to City Council on a request by Becky Pattat for a Specific Use Permit (SUP-51) to allow an Auto Painting or Body Repair Shop to be located at 502 E. Grove St. The property is 0.230 acres, situated on the northwest quarter of Block 2 of the HT Nash Addition (PID 32125). The property is zoned Commercial District (C). (Z-03-22)

BACKGROUND/SUMMARY:

The applicant, Becky Pattat, is requesting a Specific Use Permit to allow an auto painting or body repair shop. The property is located at 502 E. Grove St., at the southeast corner of Grove and Wilson Streets, on 0.230 acres. The property is developed with an existing 4,524 sq. ft. building with paved area and fenced yard. The building was previously occupied by Jones Automotive & Wrecker Services.

The building includes a mix of metal and masonry materials, with a pitched metal roof. The building includes one (1) public walk-in entrance and one (1) garage door facing Grove Street, as well as two (2) service garage doors facing Wilson Street. No improvements to the exterior of the building are planned, aside from a wall sign on the front of the building, and power washing to clean the building.

A fenced yard exists on the side of the building facing Wilson Street. The fencing is currently chain-link fencing and does not provide adequate screening of the storage yard. The applicant plans to upgrade the fencing to metal (R panel) fencing. While the fencing is planned to be upgraded, the applicant does not plan to store vehicles outside the building.

The required number of off-street parking spaces for this use is 1 space for every 500 sq. ft. of office/sales area, 1 space for every 1,000 sq. ft. of exterior lot area used for storage, 1 space per repair bay, and 1 space per service/towing vehicle to be stored on-site. The applicant has indicated that their business is by appointment only, which will limit the need for public parking. They also do not plan to store vehicles on the property and have a very limited number of employees at the business at any given time. The applicant plans to provide six (6) dedicated parking spaces, with four (4) spaces off Grove Street (utilizing the existing concrete paving) and two (2) spaces off Wilson Street.

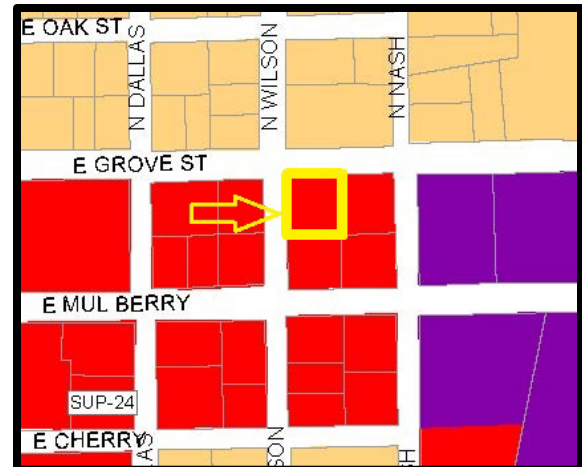
The applicant does not plan to install any landscaping, any additional lighting, or any freestanding signage. Due to the amount of trash expected, a dumpster is not planned; the applicant will use a trash cart.

The applicant plans to operate a powder coating business on the property. All operations of the powder coating business, aside from employee and customer parking, will be conducted indoors. The applicant has provided additional information to explain the powder coating business and

why it is better for the environment than a typical auto painting process. The applicant has indicated that the hours of operation will be 8:00am – 6:00pm, Monday – Friday. Noise impacts are not expected since all work is performed indoors and the nature of the powder coating process.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	SF-6	Grove St.; single-family residential (across the street)
South:	C	Vacant land
East:	C	Vacant land
West:	C	Wilson St.; single-family residential (across the street)



COMPREHENSIVE PLAN:

Land Use Plan:

The Future Land Use Plan designates the land use of the subject property as future Neighborhood Services (NS). The requested Specific Use Permit is for an indoor commercial use, which is compatible with the Future Land Use Plan.

Thoroughfare Plan:

Grove Street is designated as a collector (Type C; 2 – 3 lanes), with an ultimate right-of-way of 80' – 100'. The existing right-of-way is approximately 50 feet, which is consistent with the typical standards for a residential street section. The City does not anticipate improvements to Grove Street at this time, as Mulberry Street (SH 243), one block to the south, handles regional east-west circulation through this area.

DETERMINATIONS NECESSARY FOR CONSIDERING SPECIFIC USE PERMITS

Sec 30.2. – SPECIFIC USE PERMIT REGULATIONS:

A. In recommending that a Specific Use Permit for the premises under consideration be granted, the City shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, screening, and open space, heights of structures, and compatibility of buildings. In approving a requested SUP, the Planning and Zoning Commission and City Council may consider any or all of the following:

1. The use is harmonious and compatible with surrounding existing uses or proposed uses;

2. The activities requested by the applicant are normally associated with the permitted uses in the base district;
 3. The nature of the use is reasonable;
 4. Any negative impact on the surrounding area has been mitigated; and/or
 5. That any additional conditions specified to ensure that the intent of the district is being upheld.
- B. In granting a Specific Use Permit, the Planning and Zoning Commission and City Council may impose conditions which shall be complied with by the owner or grantee before a certificate of occupancy may be issued by the Building Official, or his designee, for use of the building on such property pursuant to such Specific Use Permit and such conditions precedent to the granting of the certificate of occupancy. Any special conditions shall be set forth in writing by the City Council prior to issuance of the Certificate of Occupancy, and shall be incorporated into the amending ordinance establishing the SUP.
- C. No Specific Use Permit shall be granted unless the applicant, owner, and grantee of the Specific Use Permit shall be willing to accept and agree to be bound by and comply with the written requirements or conditions of the Specific Use Permit, as incorporated into the amending ordinance establishing the SUP, and as reviewed by the Planning and Zoning Commission and approved by the City Council.
- *H. A time limit may be imposed as a condition upon the granting of a SUP. If a time limit has been imposed, the SUP automatically terminates when the time limit expires. Except as otherwise provided in Subsection 30.2.I.; the applicant shall go through the procedures outlined above in Subsection 30.2.A-30.2G to renew a SUP.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 40 property owners within 300' of the subject property. The results are as follows:

- Property owners returned letters in opposition to the request = 1
- Property owners returned the letter in agreement to the request = 0
- Property owners who have not responded = 39

If 20% of the area within 200 feet of the request objects to 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.

One property owner submitted a response opposing the request, but indicated they would not have a concern if the operations of the business would be conducted indoors and if the applicant had a system to control air emissions, fumes, or pollutants to the exterior.

RECOMMENDATION:

Staff recommends approval of Z-03-22, a Specific Use Permit (SUP-51) for an Auto Painting or Body Repair Shop located at 502 E. Grove St., 0.230 acres comprising the northwest quarter of Block 2 of the NT Nash Addition (PID 32125) with the following conditions:

1. Revise the plans to show six (6) dedicated/striped parking spaces (9' x 18' each); specify that all parking and vehicle maneuvering will be on concrete surface.
2. To ensure there is adequate parking to meet the business needs, specify that business operations will be by appointment only and specify the maximum number of employees working on the premises at any given time (no more than 5).
3. Revise the plans to show the location of the proposed R panel metal fencing and gates; indicate the height of the fence.
4. Revise the plans to specify that there will be no outside storage of materials or vehicles.
5. Revise the plans to show the location of the trash cart storage area. If the proposed trash cart storage area is not behind the metal fence, it will need its own separate enclosure to fully screen the trash cart.
6. Specify on the plans that all operations of the business will be limited to powder coating and conducted entirely indoors.
7. Specify on the plans that an adequate ventilation system will be in place to ensure fumes or pollutants generated by the business operation will not be projected to the exterior.
8. Limit the hours of operation from 8:00 am – 6:00 pm, Monday – Friday.

ATTACHMENTS:

1. Location Map
2. Site Plan/Survey
3. Building Photos
4. Applicant Response Letter
5. Powder Coating Business Plan
6. Powder Coating Information

Andrew Bogda, AICP, Planning Manager
972-932-2216 ext. 117 abogda@kaufmantx.org

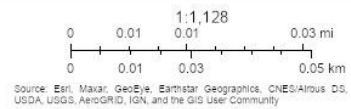
Location Map

502 E. Grove St.



3/30/2022, 11:44:31 AM

-  Abstracts
-  Parcels

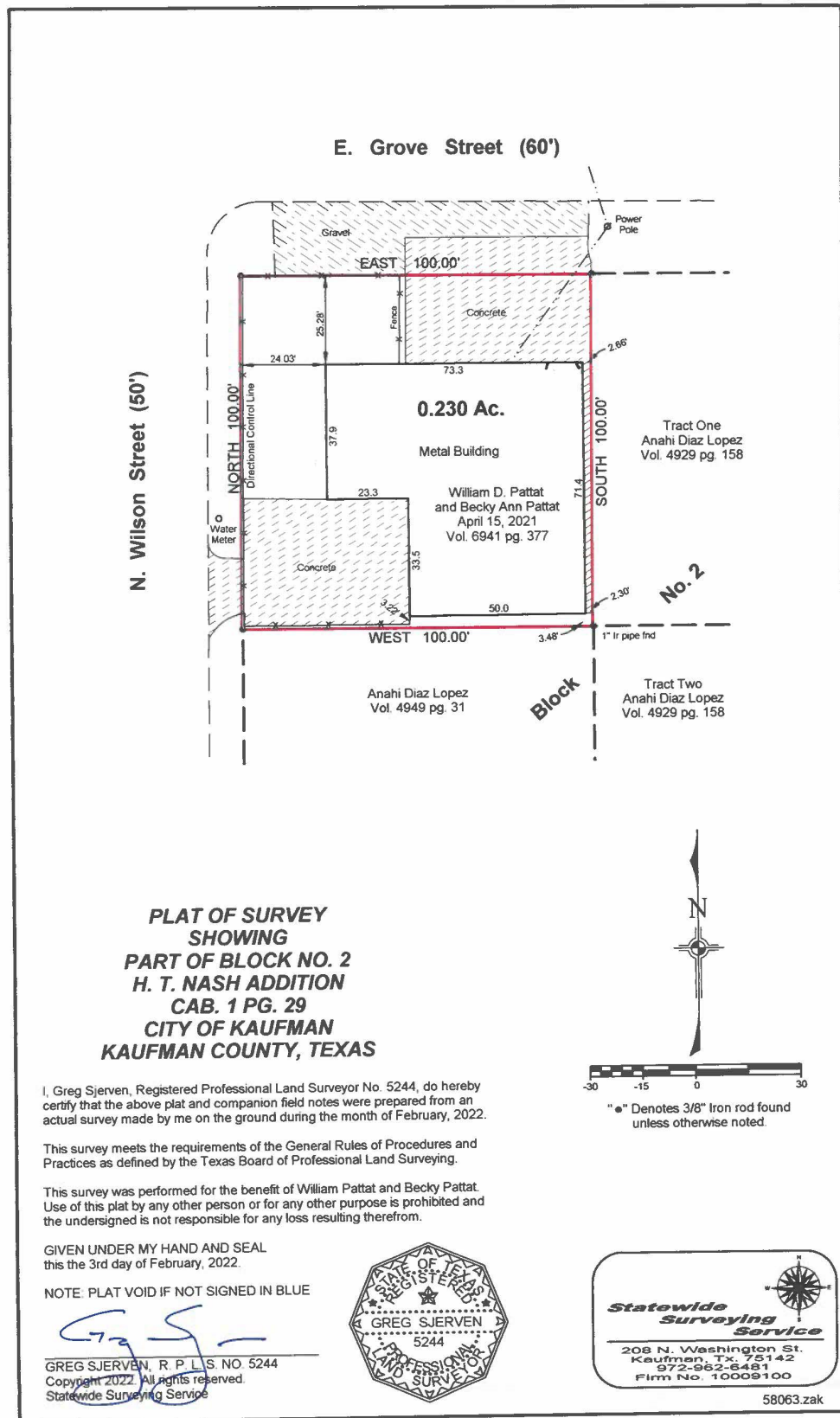


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Site Plan/Survey



STATEWIDE SURVEYING SERVICES
REGISTERED PROFESSIONAL LAND SURVEYORS

GREG SJERVEN, R. P. L. S.
208 N. WASHINGTON

KAUFMAN, TEXAS 75142

METRO PHONE: (972) 962-6481

FAX: (972) 962-6480

FIELD NOTES FOR WILLIAM AND BECKY PATTAT
PART OF BLOCK NO. 2
H. T. NASH ADDITION
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 Block No. 2 of the H. T. Nash Addition to said City of Kaufman, shown by plat of same, recorded in Cabinet 1 page 29 of the Plat Records of Kaufman County, Texas and being all of that certain tract conveyed to William D. Pattat and Becky Ann Pattat on April 15, 2021, recorded in Vol. 6941 page 377 of the Deed Records of Kaufman County, Texas, being more completely described as follows, to-wit:

BEGINNING at a 3/8" Iron rod found at the Northwest corner of the above mentioned Block No. 2 and being at the intersection of the East line of N. Wilson Street with the South line of E. Grove Street.

THENCE EAST, with the North line of said Block No. 2 and with the South line of E. Grove Street, a distance of 100.00 ft. to a 3/8" Iron rod found at the Northwest corner of the Anahi Diaz Lopez Tract One, recorded in Vol. 4929 page 158 of the Deed Records of Kaufman County, Texas.

THENCE SOUTH, with the West line of said Tract One, a distance of 100.00 ft. to a 1" Iron pipe found at the Southwest corner of same, at the Northwest corner of that certain Tract Two, recorded in said Vol. 4929 page 158 of the Deed Records of Kaufman County, Texas and being at the Northeast corner of the Anahi Diaz Lopez tract, recorded in Vol. 4949 page 31 of the Deed Records of Kaufman County, Texas.

THENCE WEST, with the North line of said tract, recorded in Vol. 4949 page 31, a distance of 100.00 ft. to a 3/8" Iron rod found at the Northwest corner of same, in the West line of the above mentioned Block No. 2 and being in the East line of N. Wilson Street.

THENCE NORTH, with the West line of said Block No. 2 and with the East line of N. Wilson Street, a distance of 100.00 ft. to the point of beginning, containing 0.230 of an acre of land.

I, Greg Sjerven, Registered Professional Land Surveyor No. 5244, 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 February, 2022.

This survey was performed for the benefit of William Pattat and Becky Pattat. Use of these field notes by any other person or for any other purpose is prohibited and the undersigned is not responsible for any loss resulting therefrom.

GIVEN UNDER MY HAND AND SEAL this the 3rd day of February, 2022.

NOTE: FIELD NOTES VOID IF NOT SIGNED IN BLUE.


REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5244
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Statewide Surveying Service
pattat wp2



Building Photos



Applicant Response Letter

PATTAT POWDER COATING

502 E. Grove St. Kaufman, TX 75124

Prepared by, Becky Pattat

SUP RESPONSES

1. Building is 4,524sf lot size is 10,001sf
2. Building consists of 1 walk-in entrance and garage door located at front entrance facing grove St, we also have 2 garage doors on side of building facing N. Wilson St. that are service doors not for public entrance.
3. We have 4 parking spots located in the front and 2 additional located on side facing Wilson St
4. No pole sign, only sign will be located on front of building
5. Dumpster not needed, only poly cart (republic trash services)
6. We would like to use R panel fencing and likewise for the needed gates.
7. Proposed fencing will not affect visibility of grove and Wilson, intending to replace what's already in use.
8. Concrete parking is already located at both suggested parking sites.
9. No landscaping
10. No additional outside lighting
11. We would like to use our building for powder coating purposes and all work would be performed indoors. Automotive repairs consist of personal property only/ no auto body repairs offered to the public.
12. No vehicles or materials are to be stored outside as most of our work will be pickup and delivery or appointment only.
13. 8-6pm Monday-Friday
14. All work conducted indoors
15. No need for office or vehicle service area
16. No planned improvements on exterior besides power washing to clean it.
17. There should be no noise as all work performed indoors and baked in an oven.

[Pick the Date]

Pattat Powder Coating BUSINESS PLAN

Prepared by:

Becky Pattat, William Pattat

502 E Grove St
Kaufman, Texas 75142
214-364-2802
BeckyPattat@att.net

New Service

The company is prepared to introduce the following service to the market.

Powdercoating: We will powdercoat anything from a metal flower pot to a flatbed trailer

TARGET MARKETS;

The companies major target markets are as follows.

Residential and commercial

The estimated number of potential clients within our geographic scope is 0.

Services;

First-rate service is intended to be the focus of our company and a cornerstone of the brands success. All clients will receive conscientious, one-on-one timely service in all capacities, being the transactions, conflicts, or complaints. This is expected to create a loyal brand following return business.

Powder Coating Information

Powder coating is a finishing process in which dry, free-flowing, thermoplastic or thermoset powder material is applied to a surface, melted, and hardened into an even coating. This finishing process is suitable for various materials, including [metals](#), plastics, glass, and [medium density fiberboard \(MDF\)](#), and can provide both functional and decorative surface coatings in a wide range of colors, finishes, and textures that are not readily achievable by conventional liquid coating methods.

There are two main methods of powder coating—electrostatic spray deposition (ESD) and fluidized bed application. Either process can produce an even, hard finish which is generally more durable, cost-effective, and environmentally-friendly than a comparable liquid coating. However, while powder coatings demonstrate some advantages over liquid coatings, especially in thick or high traffic coating applications, they are not suitable for all manufacturing applications, such as for thin film or large part coatings. The requirements and specifications demanded by a particular powder coat—e.g., application environment, substrate materials, sizing, costs, turnaround times, etc.—help determine the type of coating process most suitable for use.

While each coating process has its advantages and disadvantages, this article focuses on powder coating, outlining the basics and the necessary components and mechanics of powder coating technology. Additionally, the article explores the benefits and limitations of the process and provides some of the considerations manufacturers must keep in mind when choosing a coating service provider.

The Powder Coating Process

[Powder coating](#) is a multi-step surface finishing process suitable for metal and non-metal substrates. The method includes a preparation, application, and curing stage, and, at a minimum, utilizes a [spray gun](#), [spray booth](#), and curing [oven](#).

Overview of Powder Coat Process and Equipment

In contrast to the liquid coating process, which utilizes a liquid coating suspension, powder coating is a dry finishing process which employs powdered coating material. During the process, the powder is applied to a substrate's pretreated surface, melted, and then dried and hardened into a protective/decorative coating. There are three stages: surface preparation, coating application, and heat curing.

Preparation Stage

Before the application of any powder coating material, the surface of the substrate must be cleaned and treated to ensure that the part is free of dust, dirt, and debris. If a surface is not sufficiently prepared, any remaining residues and deposits could affect the adhesion of the powder and the quality of the final finish. A complete preparation treatment is mainly dependent on the material being coated. However, some of the steps that are commonly employed during this stage include cleaning, rinsing, etching, blasting,

and drying, and the most widely used equipment include wash stations, blast rooms, and dry-off ovens.

Oil, grease, solvent, and residue can be removed from a part's surface with weak alkali and neutral detergents in dip tanks or with wash stations. Wash stations are capable of spraying parts with hot water, steam, detergent, and other pretreatment solutions to clean, chemically prepare, and rinse the surface before coating.

If the component design requires certain sections to remain uncoated, masking products (e.g., [masking dots](#)) are applied to the substrate prior to the application stage. These aforementioned products are available in a variety of standard and custom shapes and forms. However, generally, they are constructed of paper or plastic film coated with a pressure sensitive adhesive, which allows them to adhere to the substrate and protect the covered area from coming into contact with powder material during powder coating operations.

Application Stage

As discussed in the next section, there are two types of powder coating materials that can be applied. The type of coating material being used in a coating application, in part, determines the application method. There are two main methods employed by manufacturers and finishing service providers—electrostatic deposition (ESD) and fluidized bed powder coating.

- Electrostatic deposition (ESD): For most metal parts, the coating material is applied via electrostatic spray deposition. This application method employs a powder spray booth, powder feeder, electrostatic spray gun, and, depending on the type of gun used, a power unit.
- The spray booth serves as a work area for applying powder material onto a part, and can also act as an air filter and powder overspray containment and recovery system. Fluidized powder material is distributed from the feeder unit to the powder coat gun, which is used to both impart an electrical charge onto the powder and apply it to the substrate. There are three types of electrostatic guns commonly used—Corona, Tribo, and Bell. The electrically-charged particles can then adhere to the part's electrically grounded surface and will remain adhered as long as they maintain some of their charge. Any overspray material can be collected by the [recovery and retrieval systems](#) and reused in future coating applications.
- Fluidized bed powder coating: Unlike in ESD where the liquid paints materials are electrostatically sprayed and adhered onto a surface, in fluidized bed powder coating, preheated parts are dipped into the powder material within a fluidized bed. There is also an alternative option called electrostatic fluidized bed powder coating, which generates a cloud of electrically charged powder particles above the fluidized bed through which a part is passed to be coated.

Curing Stage

The particularities and characteristics of the powder coating process's curing stage are mainly determined by the method in which the dry powder is applied, as well as the type of powder coating material employed.

- Curing ESD coated parts: Parts that are powder coated via ESD must be cured in a powder curing oven. While the cure schedule for a part is mostly dependent on its size, shape, and thickness, generally a curing oven operating between 325 to 450 degrees Fahrenheit will result in cure times that range between ten minutes to over an hour. Accordingly, smaller powder coated parts require less curing time and lower volumes of heated air to cure fully, and larger parts need more. As the ESD coated part reaches the optimum curing temperature within the oven, the powder particles melt and flow together to form a continuous film over the part's surface.
- Curing fluidized bed coated parts: For parts that are coated within a fluidized bed, the parts are heated before the coating application stage in ovens similar to those used to cure ESD coated parts. As the preheated part is immersed in the coating material, the powder particles melt and flow together upon contact with the part's heated surface. Parts that are coated via electrostatic fluidized bed powder coating can be either preheated before being passed through the powder coating cloud—in which case the powder coating formed would be to those produced by the regular fluidized bed method—or the part can be heated and cured in a curing oven after it has been coated, like with the ESD coating method.

Once the powder coated part is cool enough to handle, the part can be, if necessary, assembled, packaged, and shipped.

Powder Coating Material Considerations

As indicated in the previous section and Table 1, below, the powder coating process utilizes two main types of [coating materials](#)—[thermosets](#) and [thermoplastics](#). Each type can be similarly applied, but undergoes and experiences the curing stage differently, as well as demonstrates distinct physical and mechanical characteristics.

Table 1 – Comparisons between Types of Powder Coating Material

Thermosets	Thermoplastics
Capable of withstanding high temperatures	May soften/melt if subjected to high temperatures
Cannot be remelted, reformed, and recycled	Can be remelted, reformed, and recycled
Higher scratch and mar resistance	Higher impact resistance
Susceptible to brittleness and over-hardening (especially in thick coatings)	More flexible in thick coatings
Requires a cure cycle to harden	Does not require a cure cycle to harden
Undergoes an irreversible chemical reaction	Does not chemically change
Applied only via the ESD method (generally)	Applied via both ESD and fluidized bed method

Thermoset Powders

When first applied to a substrate, a thermoset powder coating has short polymer molecules. However, during the curing process, the powder undergoes an irreversible chemical cross-linking reaction, which bonds together long chains of polymer molecules. This reaction changes the physical properties and chemistry of the material and allows it to harden into a thin, even, hard finish, if the proper cure schedule is followed.

Thermoplastic powders do not require a cure cycle. Instead, the thermoplastic material only requires the time and temperature necessary to melt, flow out, and create the film-like coating. Unlike with thermoset material, which undergoes a chemical reaction during the curing stage, thermoplastic materials do not change their physical or chemical properties when heat is applied. Therefore, they can be remelted, reformed, and recycled for future coating applications.

Thermoplastic Coatings

Some considerations to keep in mind when [choosing between thermoset and thermoplastic](#) coatings are the application method and the intended application for the coating. Generally, thermoset powders are only applied via the ESD method. This limitation exists because dipping preheated parts into thermoset powder can cause any excess powder to cross-link due to built-up and residual heat within the fluid bed. As the cross-linking reaction causes permanent changes to the powder material, such occurrences would lead to excessive coating powder waste. The curing process enables thermosets to attain harder coatings than thermoplastics, thus allowing them to withstand higher temperatures and demonstrate greater scratch and mar resistance. However, the harder finish can also limit the impact resistance of thermoset coatings, and over-hardening can cause the coating to become brittle, particularly in thicker coatings. Thermoplastic powder can be applied via both the ESD and the fluidized bed coating method, and generally can produce thicker, more flexible and impact-resistant coatings than thermoset powder. While the ability to be remelted offers some advantage in regards to material costs, it also makes thermoplastic powder coatings less suitable for high and intense heat applications as the coating material may soften or melt off.

Substrate Material Considerations

Powder coatings are primarily applied to a metal surface, such as steel, stainless steel, and aluminum. However, they can also be applied to non-metal substrates, such as glass, wood, or [medium density fiberboard](#). The range of suitable materials for the powder coating process is limited to materials that can withstand the temperatures required to melt and cure the coating powder without melting, deforming, or burning itself.

The chosen material also helps determine the coating method employed. Since metals can be electrically grounded, the coating material is generally applied to metal substrates via the electrostatic spray deposition method, but they can also be applied via the fluidized bed method. On the other hand, since non-metals cannot be sufficiently grounded, they require that the powder coatings be applied through the fluidized bed powder coating method.

Powder Coating Finishes and Capabilities

Powder coatings can be applied in a wide range of colors, finishes, textures, and thicknesses that are not readily achievable through conventional liquid coating methods. Capable of being manufactured in virtually any color, coating powder can be formulated

for both protective and decorative applications. The final finish achieved ranges from matte to glossy, and clear to metallic. Various textures are also available for decorative purposes or hiding surface imperfections.

This process allows for a wider range of coating thicknesses. Compared to the liquid coating process, powder coating can more readily produce thicker, even coatings, especially when using the fluidized bed coating method. Using the ESD method, it is also possible to achieve thin, even coatings, albeit, not as thin as the coatings achieved via the liquid coating process.

Benefits of Powder Coatings

The powder coating method offers several [advantages](#) over conventional liquid coating methods, including increased durability, capabilities for more specialized finishes, less environmental impact, faster turnaround time, and lower material costs.

In addition to being available with a wide range of finish options, powder coatings are generally more long-lasting and durable than liquid paints. They demonstrate higher resistance to impact, moisture, chemicals, and wear, and offer greater protection from scratches, abrasion, corrosion, fading, and general wear. These characteristics make them well-suited for high use and high traffic applications.

Another advantage of powder coatings is the lack of solvent and carbon dioxide emissions, hazardous waste material that requires disposal, and, generally, surface primer requirements. These exclusions limit the amount of toxic and carcinogenic substances being released into the environment throughout the process and contribute to the recognition of the powder coating industry as a more environmentally-friendly alternative to liquid coatings.

The process can have much lower long-term costs compared to the liquid coating process due to its generally quicker turnaround and greater coating material utilization. Since the curing stage of powder coating allows parts to be assembled, packaged, and shipped immediately after the part is cool, parts spend less time in inventory which enables manufacturers and finishing service providers to have a faster turnaround and less storage space requirements. The process also allows for overspray material to be collected and recycled instead of wasted, which decreases the amount of waste product requiring disposal, increases the coating material utilization rate, and lowers the cost of materials over time.

Limitations of Powder Coating

Although the dry powder coating process offers several important advantages over liquid coating, there are also [limitations](#) to the process. Limitations of powder coating include a restricted range of suitable substrate materials, difficulty producing even, thin coatings,

longer lead times for color changing coatings, longer dry and cure times for large parts, and higher start-up costs.

As mentioned previously, substrate materials must be able to withstand the temperature requirements of the curing stage to be suitable for powder coating applications. Even if a material can withstand the heat, achieving an even coating can still prove to be problematic, especially for thin or multi-color coatings. Thin coatings are difficult to produce as it is challenging to control the amount of powder material that is applied to the substrate during the application stage while still ensuring an even coating. Multi-color powder coatings are difficult to produce quickly because any overspray must be thoroughly gathered and cleaned from the spray area between color changes; otherwise, it may cause cross-contamination in recycled or reused materials.

While the powder coating process can have lower costs over time, for specific coating applications, it may be more cost-effective to use liquid coatings. For example, while powder coated parts typically have faster turnaround, large, thick, or heavy parts tend to require higher temperatures and more extended curing and drying times; not only would these lengthened cure schedules delay the production process, they would also lead to higher energy costs. For manufacturers and finishing services providers starting up, the initial investment in powder coating equipment also tends to be higher than with liquid coating as the process requires a spray gun, specialized spray booth, and a curing oven.

ORDINANCE O-08-22

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING ORDINANCE NO. 0-02-07 AND CHAPTER 118, "ZONING", OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, COLLECTIVELY, "THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP" OF THE CITY, TO APPROVE SPECIFIC USE PERMIT NO. FIFTY-ONE, ("SUP-51"), AND ITS SITE PLAN, TO PERMIT AN AUTO PAINTING OR BODY REPAIR SHOP, SUBJECT TO CONDITIONS, ON AN APPROXIMATE 0.230 ACRE TRACT OF LAND (PROPERTY ID 32125) ZONED COMMERCIAL "C", SUCH PROPERTY BEING GENERALLY LOCATED AT 502 E. GROVE ST., ON A PORTION OF BLOCK 2, HT NASH ADDITION, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS AND ZONING MAP AMENDMENTS THAT IMPOSE CONDITIONS UPON THE PROPERTY, INCLUDING PARKING REQUIREMENTS, MAXIMUM NUMBER OF EMPLOYEES, REGULATION OF TRASH STORAGE AND PROHIBITION OF OUTSIDE STORAGE, REQUIREMENT FOR OPERATIONS TO REMAIN IN THE BUILDING, ALLOWING ONLY POWDER COATING OPERATIONS; REQUIRING PROPER VENTILATION; AND LIMITING HOURS OF OPERATION; PROVIDING ASSIGNABILITY AND EXPIRATION/RECISSION; PROVIDING LAND USE REGULATIONS; 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 5th day of April, 2022, the Planning and Zoning Commission, after holding a public hearing, did consider and make a recommendation to City Council for approval of SUP-51, and its Site Plan (Z-03-22), to allow an Auto Painting or Body Repair Shop with the conditions listed in Section 2 of this Ordinance on an approximate 0.230 acre tract of land, Kaufman CAD Property ID 32125, zoned Commercial "C", generally located at 502 E. Grove St., on a portion of Block 2, HT Nash Addition, 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 25th day of April, 2022, the City Council held a public hearing to consider approving SUP-51, and its Site plan as noted above and: (1) determined that all legal requirements of notice and hearings were met; (2) considered the recommendations of the Planning and Zoning Commission; (3) provided the public an opportunity to provide input; (4) considered public input; (5) considered the compatibility of the proposed SUP-51 zoning with surrounding properties and the goals and objectives of the Comprehensive Zoning Ordinance and

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

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

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

SECTION 2. AMENDMENT. That Ordinance No. 0-02-07 and Chapter 118, “Zoning”, of the Code of Ordinances of the City of Kaufman, collectively, “The Comprehensive Zoning Ordinance and The Official Zoning Map”, is hereby amended to reflect a change in zoning to the Property identified as an approximate 0.230-acre tract of land generally located at 502 E. Grove St., Kaufman CAD Property ID 32125, on a portion of Block 2, HT Nash Addition, City of Kaufman, Kaufman County, Texas and as described and depicted in **Exhibit “A”**, attached hereto and incorporated as if set forth full herein for all purposes, as authorized by SUP-51 to allow an auto painting or body repair shop with the following conditions, each of which shall be included on the Site Plan for SUP-51:

- a. Provide six (6) dedicated/stripped parking spaces (9’ x 18’ each); specify that all parking and vehicle maneuvering will be on concrete surface.
- b. To ensure there is adequate parking to meet the business needs, business operations shall be by appointment only and shall specify the maximum number of employees working on the premises at any given time (no more than 5).
- c. R panel metal fencing and gates shall replace all existing chain-link fencing and shall be installed at the same location as the existing chain-link fencing; the height of all fencing shall be at least 6’ and not more than 8’.
- d. There shall be no outside storage of materials or vehicles on the premises.
- e. All trash containers shall be stored within the building or behind the metal fence so as not to be seen from surrounding properties or streets.
- f. The only operation/use allowed for the site shall be powder coating and such operation/use shall be conducted entirely indoors.
- g. A ventilation system shall be installed and maintained to ensure that fumes and/or pollutants generated by the business operation will not be projected to the exterior of the building.
- h. Hours of operation shall be limited to 8:00 am – 6:00 pm, Monday – Friday.
- i. On-street parking on surrounding streets by the business or their patrons shall be prohibited.

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 Commercial to Commercial with Specific Use

Permit-51 ("SUP-51"), thereon and the updated map shall be on file with the Office of the City Secretary.

SECTION 4. SITE PLAN. The Site Plan for SUP-51 attached hereto and incorporated as if set forth fully herein as **Exhibit "B"**, is hereby approved by the City Council. The approved Site Plan meeting the requirements of this Section shall be adhered to in its entirety for the duration of the uses authorized by SUP-51.

SECTION 5. ASSIGNABILITY; TERMINATION/RECISSION. SUP-51 is non-transferrable. SUP-51 shall expire or terminate when the Planning and Zoning Commission and the City Council take proper zoning action to rescind the SUP, with appropriate publication notification and public hearing, pursuant to Section 30.1 of the City's Comprehensive Zoning Ordinance.

SECTION 6. LAND USE REGULATIONS. The regulations contained in the City's Comprehensive Zoning Ordinance, as amended, shall control, except as expressly modified by SUP-51.

SECTION 7. CUMULATIVE REPEALER/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 8. 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 9. 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 10. 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 25th day of April, 2022.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

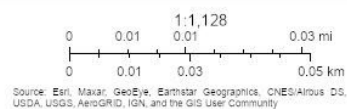
APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

Z-08-22
502 E. Grove St. –
Portion of Block 2, HT Nash Addition - Kaufman CAD Property ID 32125

An aerial photograph of a residential neighborhood with property boundaries outlined in red. The property at 32125 is highlighted with a yellow border. The map shows several streets and various types of buildings, including houses and commercial structures. The addresses visible on the map are: 18419, 18418, 18421, 18420, 18422, 18426, 18429, 32119, 32120, 32125, 32126, 32122, 32123, 32124, 32127, 32128, 538, 32130, 32136, and 32137.

 Abstracts
 Parcels



Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

"EXHIBIT A" Legal Description

STATEWIDE SURVEYING SERVICES
REGISTERED PROFESSIONAL LAND SURVEYORS

GREG SJERVEN, R. P. L. S.
208 N. WASHINGTON

KAUFMAN, TEXAS 75142

METRO PHONE: (972) 962-6481
FAX: (972) 962-6480

FIELD NOTES FOR WILLIAM AND BECKY PATTAT
PART OF BLOCK NO. 2
H. T. NASH ADDITION
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 Block No. 2 of the H. T. Nash Addition to said City of Kaufman, shown by plat of same, recorded in Cabinet 1 page 29 of the Plat Records of Kaufman County, Texas and being all of that certain tract conveyed to William D. Pattat and Becky Ann Pattat on April 15, 2021, recorded in Vol. 6941 page 377 of the Deed Records of Kaufman County, Texas, being more completely described as follows, to-wit:

BEGINNING at a 3/8" Iron rod found at the Northwest corner of the above mentioned Block No. 2 and being at the intersection of the East line of N. Wilson Street with the South line of E. Grove Street.

THENCE EAST, with the North line of said Block No. 2 and with the South line of E. Grove Street, a distance of 100.00 ft. to a 3/8" Iron rod found at the Northwest corner of the Anahi Diaz Lopez Tract One, recorded in Vol. 4929 page 158 of the Deed Records of Kaufman County, Texas.

THENCE SOUTH, with the West line of said Tract One, a distance of 100.00 ft. to a 1" Iron pipe found at the Southwest corner of same, at the Northwest corner of that certain Tract Two, recorded in said Vol. 4929 page 158 of the Deed Records of Kaufman County, Texas and being at the Northeast corner of the Anahi Diaz Lopez tract, recorded in Vol. 4949 page 31 of the Deed Records of Kaufman County, Texas.

THENCE WEST, with the North line of said tract, recorded in Vol. 4949 page 31, a distance of 100.00 ft. to a 3/8" Iron rod found at the Northwest corner of same, in the West line of the above mentioned Block No. 2 and being in the East line of N. Wilson Street.

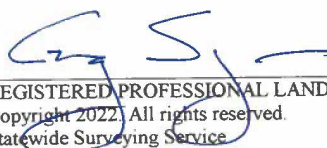
THENCE NORTH, with the West line of said Block No. 2 and with the East line of N. Wilson Street, a distance of 100.00 ft. to the point of beginning, containing 0.230 of an acre of land.

I, Greg Sjerven, Registered Professional Land Surveyor No. 5244, 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 February, 2022.

This survey was performed for the benefit of William Pattat and Becky Pattat. Use of these field notes by any other person or for any other purpose is prohibited and the undersigned is not responsible for any loss resulting therefrom.

GIVEN UNDER MY HAND AND SEAL this the 3rd day of February, 2022.

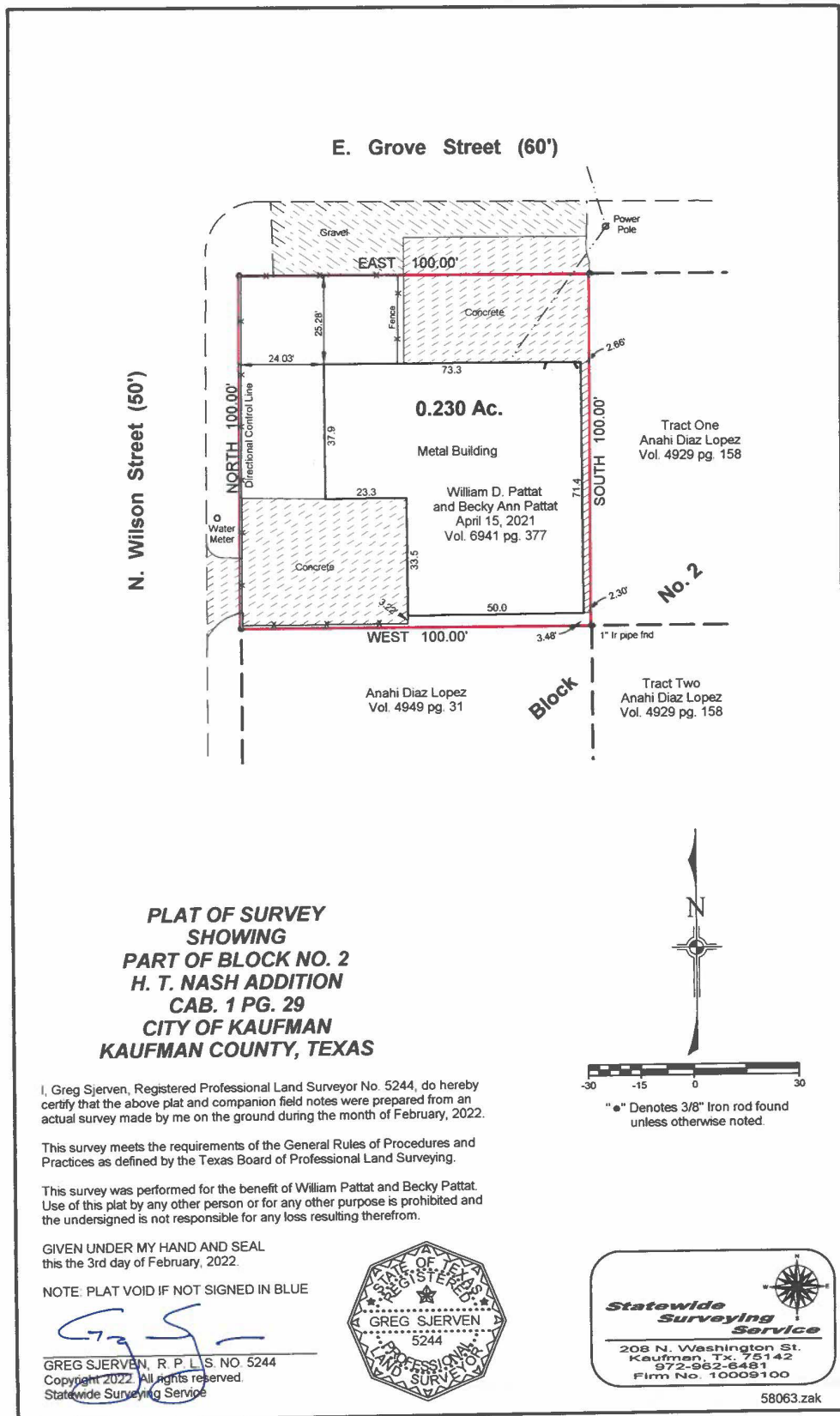
NOTE: FIELD NOTES VOID IF NOT SIGNED IN BLUE.


REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5244
Copyright 2022. All rights reserved.
Statewide Surveying Service
pattat.wp2



"EXHIBIT B" Site Plan

Site Plan/Survey



“EXHIBIT B” Site Plan

Building Photos



Applicant Response Letter to Staff Review Comments

PATTAT POWDER COATING

502 E. Grove St. Kaufman, TX 75124

Prepared by, Becky Pattat

SUP RESPONSES

1. Building is 4,524sf lot size is 10,001sf
2. Building consists of 1 walk-in entrance and garage door located at front entrance facing grove St, we also have 2 garage doors on side of building facing N. Wilson St. that are service doors not for public entrance.
3. We have 4 parking spots located in the front and 2 additional located on side facing Wilson St
4. No pole sign, only sign will be located on front of building
5. Dumpster not needed, only poly cart (republic trash services)
6. We would like to use R panel fencing and likewise for the needed gates.
7. Proposed fencing will not affect visibility of grove and Wilson, intending to replace what's already in use.
8. Concrete parking is already located at both suggested parking sites.
9. No landscaping
10. No additional outside lighting
11. We would like to use our building for powder coating purposes and all work would be performed indoors. Automotive repairs consist of personal property only/ no auto body repairs offered to the public.
12. No vehicles or materials are to be stored outside as most of our work will be pickup and delivery or appointment only.
13. 8-6pm Monday-Friday
14. All work conducted indoors
15. No need for office or vehicle service area
16. No planned improvements on exterior besides power washing to clean it.
17. There should be no noise as all work performed indoors and baked in an oven.

[Pick the Date]

Applicant Response Letter to
Recommended Conditions from Planning & Zoning Commission

PATTAT POWDER COATING

502 E. Grove St. Kaufman, TX 75124

Prepared by, Becky Pattat

SUP RESPONSES/

1. 6 dedicated/stripped parking spaces have been marked as of 4/19/22
2. Hours of operation are by appointment only with no more than 5 working staff members.
3. Proposed R panel install is to complete existing R panel and chain link fence currently onsite.
4. No outside storage of raw material or vehicles for powder coating, plenty of inside space.
5. Trash cart will be stored inside building, poly cart not dumpster.
6. Business plans are for powder coating only and will be performed indoors.
7. Powder coating contains no solvents as used in wet based paint systems known as (VOC's) volatile organic compounds, eliminating the need for ventilation system during the process.
8. Business hours will be Monday-Friday 8-6pm.
9. No parking signs will be placed in areas that prohibit parking

“EXHIBIT B” Site Plan

Photos of Parking Spaces





Meeting
Date: 4/25/2022

Date: 04/22/2022

Item #: 12.

Dept.: Administration

Ordinance

SUBJECT:

Conduct a public hearing and take appropriate action on Ordinance O-09-22, an ordinance of the City Council of the City of Kaufman, Texas, amending Section 9.4, "Requirements" and Section 9.6, "Planning Considerations", of Article IX., "Parkland Dedication and Development", of Chapter 94, "Subdivisions", of the Code of Ordinances of the City of Kaufman, the same being the Kaufman Subdivision Ordinance, (Ordinance No. O-24-99), as amended, to include the Kaufman Trail Concept Master Plan as an infrastructure planning document to consider in the application of the Parkland Dedication and Development requirements; and providing a penalty for violation not to exceed \$2,000.00 for each violation and for each day or part of day that a violation continues.

BACKGROUND:

Multi-purpose hike and bike trails provide recreational and economic benefits to communities and can enhance the quality of life for its residents. To date, the City of Kaufman does not have a hike and bike trail system. As the city grows and as numerous parcels of land are being considered for development, trails should be considered as a way to provide public recreational opportunities. The City does not currently have a formal plan in place to require the dedication of easements or open space to facilitate the development of a public trail system. An overall conceptual plan would give better guidance to City staff, property owners, and developers on where trail dedications would be necessary and appropriate.

Since early March of 2022, staff has worked with consultant Pacheco Koch on a master hike & bike trail plan to create an overall plan for a city-wide trail system, with a key element being a primary trail loop around the city. On April 15, 2022, at the City Council retreat, Pacheco Koch presented to the Council a concept trail master plan, which received generally favorable feedback from the Council. Staff received directions to proceed with the trail plan and begin work on getting the first segment of the primary trail loop constructed.

To begin the process, the concept trail master plan should be formally adopted by the Council. This will allow staff to better guide developers regarding the design of their developments and the incorporation of trails or easements to adhere to the plan. In addition, City staff will continue to work with Pacheco Koch on formalizing trail design guidelines, a phasing plan, and other details that will ultimately need to be adopted once this work is completed.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Recommend approval of Ordinance O-09-22 adopting the Master Hike & Bike Trail concept plan.

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

ORDINANCE NO. O-09-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, AMENDING SECTION 9.4, "REQUIREMENTS" AND SECTION 9.6, "PLANNING CONSIDERATIONS", OF ARTICLE IX, "PARKLAND DEDICATION AND DEVELOPMENT", OF CHAPTER 94, "SUBDIVISIONS", OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, THE SAME BEING THE KAUFMAN SUBDIVISION ORDINANCE, (ORDINANCE NO. O-24-99), AS AMENDED, TO INCLUDE THE KAUFMAN TRAIL CONCEPT MASTER PLAN AS A PLANNING DOCUMENT TO CONSIDER IN THE APPLICATION OF THE PARKLAND DEDICATION AND DEVELOPMENT REQUIREMENTS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS; PROVIDING A PENALTY FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING ON OR WHICH A VIOLATIONS OCCURS OR CONTINUES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman, (the "City"), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council adopted parkland dedication requirements for the City and its extraterritorial jurisdiction via Ordinance No. O-04-21 on February 22, 2021, codified as part of Chapter 94, "Subdivisions" of the Code of Ordinances of the City of Kaufman, Texas (hereinafter "Subdivision Regulations" or "Chapter 94"); and

WHEREAS, the City Council previously amended the parkland dedication requirements for the City and its extraterritorial jurisdiction via the Subdivision Regulations on May 24, 2021; and

WHEREAS, multi-purpose hike and bike trails provide recreational and economic benefits to communities and can enhance the quality of life for its residents; and

WHEREAS, trails should be considered as a way to provide public recreational opportunities; and

WHEREAS, the City does not currently have a formal plan in place to provide for a public trail system; and

WHEREAS, an overall trail master plan would give the City, property owners, and property developers better guidance with regard to potential trail locations and the dedication of easements and/or open space to facilitate trail development; and

WHEREAS, the Kaufman Trail Concept Master Plan was presented to the City

Council on April 15, 2022; and

WHEREAS, the City Council gave favorable feedback regarding the Kaufman Trail Concept Master Plan and gave City staff direction to proceed with adoption of the plan and begin work on getting the first segment of the trail system constructed; and

WHEREAS, the City will continue to work on formalizing trail design guidelines, a phasing plan, and other details, for formal adoption and incorporation into the Subdivision Ordinance and Comprehensive Plan, after public hearings are held before the Planning & Zoning Commission, Park Board, and City Council; and

WHEREAS, the City Council held a public hearing on April 25, 2022, regarding the proposed amendments to the Subdivision Regulations and heard public input, and considered all comments received regarding this Ordinance; and

WHEREAS, the City Council has determined that the approval and adoption of the Kaufman Trail Concept Master Plan is in the best interest of the public.

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

Section 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as fully set forth herein.

Section 2. Amendments.

2.01. That Subsection b, and Subsection g, 2, (d) and (f), of Section 9.4, "Requirements", of Article IX, "Parkland Dedication and Development", of Chapter 94, "Subdivisions", of the Code of Ordinances of the City of Kaufman, the same being the Kaufman Subdivision Ordinance, (Ordinance No. O-24-99), as amended, are hereby amended to be and read in their entireties as set forth below with all other provisions of Section 9.4 not herein amended to remain in full force and effect:

Section 9.4: Requirements.

. . .

- b. Parks, Recreation, and Open Space Master Plan and Kaufman Trail Concept Master Plan. The City of Kaufman Parks, Recreation, and Open Space Master Plan and the Kaufman Trail Concept Master Plan, as may be amended by City Council, comprise the park and trail planning basis for this Article. The City of Kaufman shall consider the need to regularly update the Parks, Recreation, and Open Space Master Plan and the Kaufman Trail Concept Master Plan to ensure that the Plans remain current and provide an equitable, effective framework from which to pursue the acquisition of land and the development of public parks and trails throughout the city.

...

g. Approval Process for Parkland Dedication.

...

2. Criteria for consideration.

...

(d) Determination for acceptability of a proposed parkland dedication is based upon the City of Kaufman's Parks, Recreation, and Open Space Master Plan and the Kaufman Trail Concept Master Plan, as may be amended from time to time and the criteria contained herein;

...

(f) Land is usable and compatible with the Comprehensive Plan; Parks, Recreation, and Open Space Master Plan; Kaufman Trail Concept Master Plan; and other approved public plans.

2.02. That Section 9.6, "Planning Considerations", of Article IX, "Parkland Dedication and Development", of Chapter 94, "Subdivisions", of the Code of Ordinances of the City of Kaufman, the same being the Kaufman Subdivision Ordinance (Ordinance No. O-24-99), as amended, is hereby amended to be and read in its entirety as set forth below:

Section 9.6: Planning Considerations.

9.6 The City's approved plans, including the Comprehensive Plan; the Parks, Recreation, and Open Space Master Plan; and the Kaufman Trail Concept Master Plan, are intended to provide the Park Board with a guide upon which to base its recommendations and for the City to take action. Because of the need to consider specific characteristics in the site selection process, the park and trail locations and sizes indicated in the plans are general. The actual locations, sizes, and number of parks and trails will be determined when development occurs or when sites are acquired by the City, including by donations.

Section 3. Penalty. Any person, firm, entity or corporation who violates any provision of this Ordinance or the City's Subdivisions Ordinance Chapter 94, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction, therefore, shall be fined in accordance with 106.153 of the Code of Ordinances. Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state and federal law.

Section 4. Cumulative Clause. This Ordinance shall be cumulative of all provisions of state or federal law and other ordinances of the City of Kaufman, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such other ordinances are hereby repealed.

Section 5. Severability Clause. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 6. Repealer Clause. Any provisions of any prior ordinance of the City whether codified or uncoded, which are in conflict with any provision of the Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City whether codified or uncoded, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 7. Effective Date. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Kaufman, Texas, on this the 25th day of April, 2022.

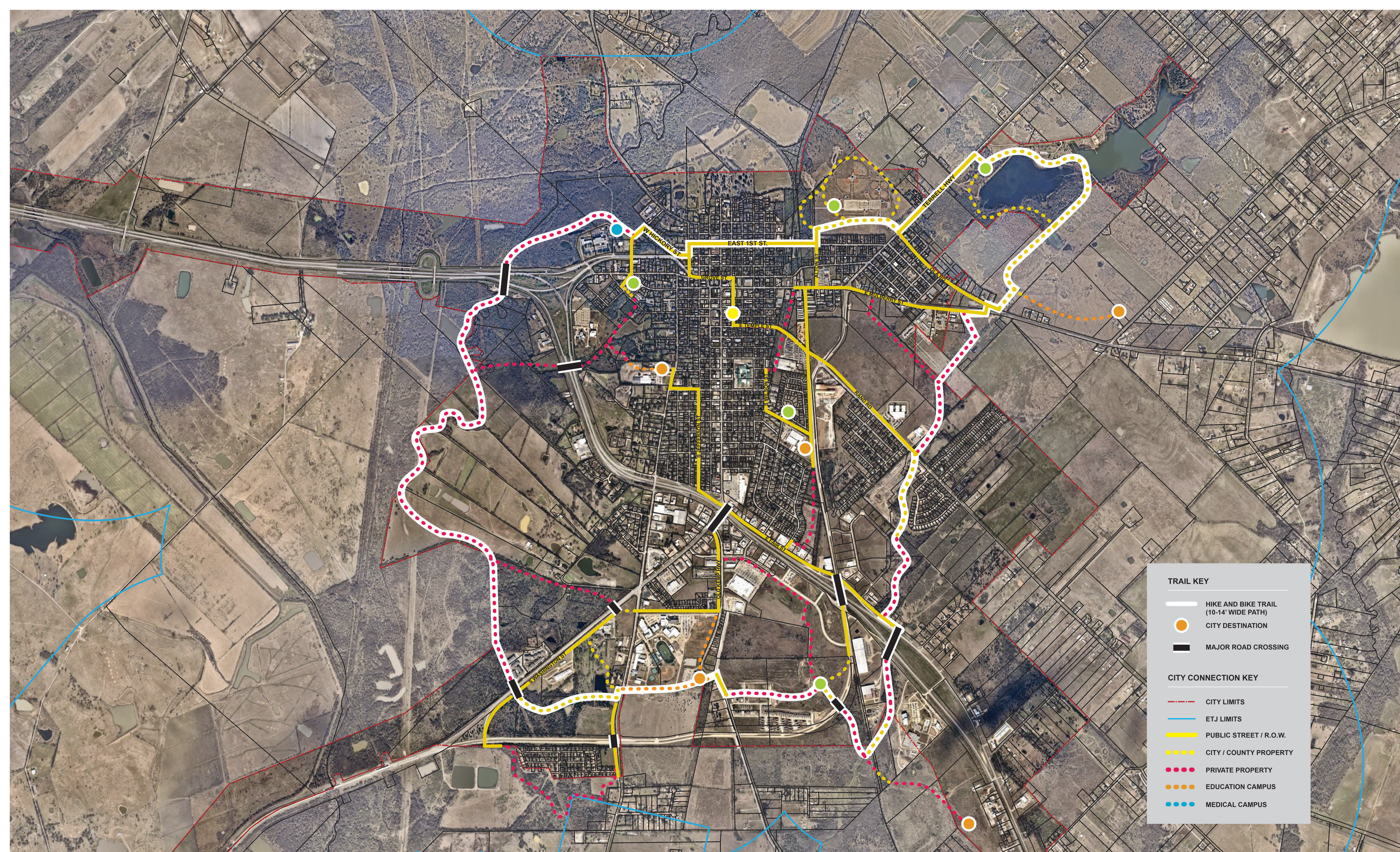
Jeff Jordan, Mayor

ATTEST:

Jessie Hanks, City Secretary

APPROVED AS TO FORM:

Patricia Adams, City Attorney





Meeting
Date: 4/25/2022

Date: 04/20/2022

Item #: 13.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-17-22, a resolution of the City Council of the City of Kaufman, Texas, directing publication of notice of intention to issue certificates of obligation; and resolving other matters related to the subject. Proposed debt issue will not affect current tax rate.

BACKGROUND:

One of the results from Council Retreat last week was to issue Certificates of Obligation for Park Improvements. Those improvements include: Shannon Park remodel, City Lakes Park grant improvements, jump start design of Kings Fort park (Georgetown) & Phase I of master Hike & Bike trail.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-17-22 as presented.

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

RESOLUTION NO. R-17-22

RESOLUTION DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; AND RESOLVING OTHER MATTERS RELATED TO THE SUBJECT

WHEREAS, this City Council deems it advisable to give notice of intention to issue certificates of obligation of the City of Kaufman, Texas, as hereinafter provided; and

WHEREAS, the City of Kaufman expects to pay expenditures in connection with the design, planning, acquisition and construction of the projects described in Exhibit A to this Resolution prior to the issuance of the Certificates of Obligation hereinafter described; and

WHEREAS, the City Council hereby finds, considers and declares that the reimbursement of the payment by the City of such expenditures will be appropriate and consistent with the lawful objectives of the City and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the U.S. Treasury Regulations, to reimburse itself for such payments at such time as it issues the hereinafter described Certificates of Obligation; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was considered was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

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

Section 1. Attached hereto is a form of the Notice of Intention to issue Certificates of Obligation (the "Notice"), the form and substance of which is hereby adopted and approved.

Section 2. The City Secretary shall cause said notice to be published in substantially the form attached hereto, in a newspaper, as defined by Subchapter C, Chapter 2051, Texas Government Code, of general circulation in the area of said City, once a week for two consecutive weeks, with the date of the first publication to be before the 45th day before the date tentatively set for the passage of the ordinance authorizing the issuance of the certificates, and, if the City maintains an Internet website, continuously on the City's website for at least forty-five (45) days before the date tentatively set for the passage of the ordinance authorizing the issuance of the certificates.

Section 3. The facilities and improvements to be financed with proceeds from the proposed Certificates of Obligation are to be used for the purposes described in the attached Notice of Intention.

Section 4. All costs to be reimbursed pursuant to this Resolution will be capital expenditures; the proposed Certificates of Obligation shall be issued within eighteen (18) months of the later of (i) the date the expenditures are paid or (ii) the date on which the property, with respect to which such expenditures were made, is placed in service; and the foregoing notwithstanding, the Certificates of Obligation will not be issued pursuant to this Resolution on a date that is more than three (3) years after the date any expenditure which is to be reimbursed is paid.

Section 5. This Resolution shall be effective immediately upon adoption.

PASSED AND APPROVED on this the 25th day of April 2022.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA ADAMS
CITY ATTORNEY

EXHIBIT A

CITY OF KAUFMAN, TEXAS NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Kaufman, Texas, at its meeting to commence at 6:00 P.M. on June 27, 2022, at the City Hall Council Chambers, 209 South Washington, Kaufman, Texas 75142, or telephonically at the dial-in number and access code published on the City's website in the event such meeting may not be held in person, tentatively proposes to adopt one or more ordinances authorizing the issuance of interest bearing certificates of obligation, in one or more series, in an amount not to exceed \$4,000,000 for paying all or a portion of the City's contractual obligations incurred in connection with: (i) the construction, installation and equipment of park and recreational improvements in the City, including parking and related infrastructure; and (ii) legal, fiscal and engineering fees in connection with such projects. The City proposes to provide for the payment of such certificates of obligation from the levy and collection of ad valorem taxes in the City as provided by law and from a pledge of limited surplus revenues of the City's waterworks and sewer system, remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve, and other requirements in connection with all of the City's revenue bonds or other obligations (now or hereafter outstanding), which are payable from all or any part of the net revenues of the City's waterworks and sewer system. The certificates of obligation are to be issued, and this notice is given, under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended.

In accordance with the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended ("Chapter 271"), the following information has been provided by the City: (i) the principal amount of all outstanding debt obligations of the City is \$34,260,000; (ii) the current combined principal and interest required to pay all outstanding debt obligations of the City on time and in full is \$44,712,969; (iii) the maximum principal amount of the certificates of obligation to be authorized is \$4,000,000; (iv) the estimated combined principal and interest required to pay the certificates of obligation to be authorized on time and in full is \$5,706,959; (v) the maximum interest rate for the certificates may not exceed the maximum legal interest rate; and (vi) the maximum maturity date of the certificates of obligation to be authorized is February 15, 2042.

CITY OF KAUFMAN, TEXAS



City of Kaufman, Texas

Certificates of Obligation, Series 2022 General Obligation Refunding Bonds, Series 2022

Projected Schedule of Events

May-22						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Jun-22						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Jul-22						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

By	Day	Event
25-Apr-22	Monday	City Council approves Notice of Intent Resolution for Publication of Certificates of Obligation
TBD	TBD	First Publication of Notices of Intent to Issue Certificates (must be at least 45 days before sale date - <u>NO LATER THAN 5/12/2022</u>)
6-May-22	Friday	Initial Draft of Preliminary Official Statement distributed to City and to Bond counsel for review
TBD	TBD	Second Publication of Notices of Intent to Issue Certificates (same day of the week following 1st publication; <u>exactly one week later</u>)
13-May-22	Friday	Receive comments/information from City & Bond Counsel
17-May-22	Tuesday	Provide updated draft of Preliminary Official Statement to the entire working group for comments and modifications, insurance companies and to credit rating agency
30-May-22	Week of	Rating call
14-Jun-22	Tuesday	Receive credit rating and final comments to offering documents
16-Jun-22	Thursday	Finalize Preliminary Official Statement Notice of Sale and distribute Electronically through i-Deal Prospectus
27-Jun-22	Monday	Sale of Certificates of Obligation & Refunding Bonds City Council adopts Ordinances and approves Certificates and GO Refunding Sales
27-Jul-22	Wednesday	Closing and delivery of Funds to the City



Meeting
Date: 4/25/2022

Date: 04/19/2022

Item #: 14.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the award of bid and contract for the Shannon Park Improvement to Home Run Construction and authorize the Mayor or his designee to execute necessary documents.

BACKGROUND:

Staff received bids for the Shannon Park Improvements on April 14th. Only one bid was received from Home Run Construction for a total of \$2,933,795 with the proposed alternates. This will build the entire project design as previously approved by the Council. Staff recommends awarding of bid and contract for the Shannon Park Improvements to Home Run Construction.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends awarding of bid and contract for the Shannon Park Improvements to Home Run Construction and authorizing the mayor or his designee to execute the necessary documents.

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

April 22, 2022

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

Re: Bid Proposal Evaluation for Shannon Park

Dear Mike:

On April 14, 2022, 1 bid was received and opened for the above referenced City project. Home Run Construction, LLC. submitted the lowest qualified bid for the project and the bid information is listed below:

Contractor:	Home Run Construction, LLC.
Total Base Bid:	\$2,117,211.00
Total Alternate Bid:	\$308,821.00 (Alternates 1-4)
Total Bid:	<u>\$2,426,032.00</u>
Bid Time:	260 calendar days

To determine the qualifications of the bidder, similar project experiences and references were evaluated. Based on these qualifications, Home Run Construction, LLC. has met the requirements as the lowest qualified bidder.

If you have any questions or need any additional information, please do not hesitate to contact us.

Sincerely,
tnp
teague nall & perkins



Philip C. Varughese, P.E.
Associate/Team Leader

Attachments

cc: Mike Holder, Assistant City Manager (via email)
Tim Hopwood, Director of Public Works (via email)
Tom Rutledge, Teague, Nall & Perkins (via email)
KAU 21474 File



Meeting
Date: 4/25/2022

Date: 04/19/2022

Item #: 15.

Dept.: Finance

Action Item

SUBJECT:

Consider and take appropriate action on the use of funds from the American Rescue Plan Act.

BACKGROUND:

The second distribution of the American Rescue Plan Funds is scheduled to be distributed in the middle of September 2022. During the recent FY 2022 Council Retreat, on April 14, 2022, staff recommended redistributing the Utility Credit portion of the second distribution of the American Rescue Plan Funds totaling \$440,300, for the following:

5th-7th Street Sewer Pipe Replacement - \$172,800.00
SCADA Upgrade - \$23,500.00
Vac Trailer - \$189,000.00
Skid Steer - \$55,000.00

FY21 ARPA APPROVED PLAN

STAFF RECOMMENDATION



Priority	Initiative	Total	2021	2022
1	Utility Credit	\$ 754,800	\$ 314,500	\$ 440,300
2	Internet Access	\$ 85,000	\$ 85,000	
3	Shannon Park SD	\$ 525,000		\$ 520,000
3	Fire Dept SD	\$ 40,000	\$ 40,000	
4	Premium Pay	\$ 430,000	\$ 430,000	
5	501(c)3	\$ 29,000	\$ 26,800	\$ -
6	ONCOR 3-Phase	\$ 68,000	\$ 68,000	
		\$ 1,931,800	\$ 964,300	\$ 960,300

Author:
Mary Wennerstrom, Finance Director

Reviewed:
Mike Slye, City Manager

Cost: \$0 (redistribution only)

Funds Available: \$440,300

Source: ARPA FY2022
Distribution

Recommendation: Staff recommends allocating the ARPA funds as outlined.

Safe & Secure

Business
Friendly/Economic
Development

Partnership &
Community
Involvement

Healthy &
Environmentally
Cons. Comm.

Financial &
OPS Stewardship





Meeting
Date: 4/25/2022

Date: 04/21/2022

Item #: 16.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on a contract with Greenspot for EV charging stations and authorize the City Manager to execute necessary documents.

BACKGROUND:

Greenspot intends to site Electric Vehicle (EV) charging stations at the Civic Center, City Hall, and Downtown Square. No cost to the city, but the city will have to provide the necessary parking and public right of way to have them constructed. The city will also participate in the profit-sharing of each station.

On March 21, 2022, Council authorized the City Manager to negotiate and execute the necessary documents regarding this matter. The negotiation process led to many revisions of the contract that was originally approved. Due to this, the staff is bringing it back to the Council for final approval.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of a contract with Greenspot for EV charging stations subject to final legal review.

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

ELECTRIC VEHICLE CHARGING SERVICES SITE HOST PARTNERSHIP AGREEMENT

BETWEEN:

 GREENSPOT JC, LLC A New Jersey limited liability company 155 2nd Street Jersey City, NJ 07302 Tel: (201) 347-7794 Email: info@joininggreenspot.com (hereinafter “ Provider ”)	AND	Partner’s Name; EIN _____ A _____ Partner’s State of Incorporation _____ Partner’s Business Address _____ Tel: _____ Email: _____ (hereinafter “ Partner ”)
--	------------	--

WHEREAS, Provider, is engaged in installing, operating, marketing, selling, managing, and servicing electric vehicle (“EV”) networked charging equipment (the “Equipment”); and

WHEREAS, Partner is the owner, lease holder, or manager of the property(ies) located at the address(es) listed in [Schedule A](#) (“Property”); and

WHEREAS, Partner and Provider are interested to deploy and operate the Equipment on the Property through the terms and conditions set forth in this agreement (“Agreement”).

NOW THEREFORE, THE PARTIES HAVE AGREED AS FOLLOWS:

AGREEMENT SUMMARY AND DEFINITIONS*:

Provider	In some clauses in this Agreement “Provider” may include Provider’s affiliates, subcontractors, and/or agents.
Effective Date	The date on Schedule C that all of the Equipment in Schedule B is actually installed and made accessible to EVs.
Initial Term	Fifteen Five (15) years following the Effective Date.
Renewal Term	Two automatic renewals of five (5) years each.
Equipment	The Equipment listed in Schedule B .
Property	Those property locations with the address(es) listed in Schedule A .
Equipment Ownership	The Provider owns the Equipment.
Installation and Services Responsibility	The Provider is responsible for installation and all related services, including maintenance of the Equipment.
Service Fees	Transaction and Electricity Distribution fees 25% of Gross Revenue; and Electricity Reimbursement.
Management Fee	Network, software, and maintenance fees \$0 per month.
Equipment Cost	Equipment cost is covered by Provider.
Revenue Sharing	Provider 95% and Partner 5%. Upon Provider’s return on investment, Partner sharing increases to 10%.
Fixed kW Spread (Profit)	\$0.12 per kW.
Federal/State/Local Credits/Rebates/Grants	Payable to Provider.

* All the terms used in the summary, above, have the same meanings attached to the terms within this Agreement.

1. Engagement

- 1.1. Provider and Partner hereby engage in this EV charging service agreement whereby Provider will supply, install, operate, and service the Equipment listed in [Schedule B](#), on the property address(es) listed in [Schedule A](#), under the terms and conditions hereof throughout the Term.
- 1.2. **Installation:** Provider shall install the Equipment at the location(s) within the Property specifically designated for EV charging by Partner and set forth and/or depicted by diagrams in [Schedule A](#) (the “Designated Areas”). The Property list ([Schedule A](#)) may be updated from time to time throughout the Term to include additional property(ies). Provider will connect the Equipment to the electricity grid and bear the cost associated with the installation.
- 1.3. **Licenses/Permits:** Provider undertakes to use licensed professional services and obtain all necessary permits to install the Equipment.
- 1.4. **Temporary Disruption and Security:** Parking spaces may be temporarily disrupted during installation and/or service of the Equipment. Provider shall use its best efforts to minimize the disruption. Partner is responsible for and agrees to provide the necessary security of the Designated Areas during installation and/or service of the Equipment.
- 1.5. **Services:** Provider will service and operate the Equipment at the Designated Areas throughout the Term.

2. Term and Termination

- 2.1. **Initial Term:** The initial term of this Agreement shall be for a period of ~~fifteen~~five (15) years commencing on the Effective Date (“Initial Term”).

- 2.2. **Renewal Term; Term:** This Agreement shall automatically renew for two additional five (5) year renewal terms (each, a “Renewal Term” and, together with the Initial Term, the “Term”).
- 2.3. **Expiration:** Upon expiration of the second Renewal Term, unless terminated earlier, the Agreement shall continue on a month-to-month basis.
- 2.4. **Termination:** Provider may terminate this Agreement by delivering Partner with ninety (90) days written notice of termination at any time prior to the expiration of the Term or any applicable Renewal Term. Partner may terminate this Agreement by delivering Provider with ninety (90) days written notice of termination at any time prior to the expiration of the Term or any applicable Renewal Term.
- 2.5. **Early Termination Fee; Removal Cost:** In the event the Partner elects to terminate this Agreement prior to the end of the Initial Term ~~or first Renewal Term~~, Partner agrees to pay Provider an early termination fee (the “Termination Fee”) equal to Provider’s unamortized cost of any installed Equipment at the Property, per the linear depreciation schedule, based on a ~~fifteen~~ten (15) year period from the beginning of the Term ([Schedule B](#)). Provider shall continue to own the Equipment. If Partner terminates the Agreement at any time during the Term (including throughout any of the Renewal Terms) Partner will be subject to a removal fee, in the amount of \$750 per Level 2 AC station and \$2,500 per Level 3 DC station, which will cover the removal of the Equipment and shipping the Equipment back to Provider’s facility (the “Removal Cost”). However, Partner shall not be subject to payment of the Removal Cost, if it chooses to independently remove the Equipment and ship the Equipment to Provider’s facility.
- 2.6. **Removal of Equipment:** Provider shall have the right upon termination or expiration of this Agreement to enter upon the Property within sixty (60) days after such termination or expiration and to remove the Equipment as

well as any other ancillary property of Provider relating thereto. Provider shall coordinate removal of Equipment with Partner.

3. Equipment

- 3.1. **Supply:** Provider shall procure the Equipment listed in [Schedule B](#), promptly after the execution of this Agreement.
- 3.2. **Ownership:** All rights, titles and interests in and to the Equipment shall, at all times during the Term, be and remain the property of the Provider. Provider's ownership shall include, but not limited to, all hardware, software, records, files and/or data collected or produced by the Equipment (the "Proprietary Data"), as well as any and all environmental (or similar) credits generated by the use or disbursement of electricity by the Equipment.
- 3.3. **Grants and Rebates:** Provider holds all right, title and interest in and to any grants and/or rebates received, or may be received in the future, in connection with the installation, and/or operation of the Equipment and/or the Network under this Agreement. If any grant and/or rebate is received in the name of the Partner or its subsidiaries, Partner expressly agrees that this Agreement shall act as an assignment of its right, title and interest in and to such grant and/or rebate.

(Partner initials)

- 3.4. **Additional Equipment:** Provider may assess, from time to time, the need for additional Equipment on the Property based on certain parameters and make its recommendations to the Partner. If accepted in writing: (i) Provider shall perform installations of the additional Equipment and carry all associated costs; (ii) the parties will execute an Installation Date Acknowledgement Certificate ([Schedule C](#)) for the additional Equipment, which will establish a new Effective Date. The Term of this Agreement shall restart from the day of the new Effective Date.
- 3.5. **Equipment Upgrade:** During the Term, Provider may upgrade the Equipment within the Designated Areas. Provider shall be solely responsible for all costs associated with such upgrade and the depreciation schedule will be updated by amendment to [Schedule B](#).
- 3.6. **Relocation of Equipment:** During the Term, Provider may request to relocate or remove underperforming Equipment from a specific location to a different location within the Designated Area(s). If Partner approves in writing, Provider shall be responsible for the costs associated with the relocation or removal of the Equipment. In the event the relocation or removal of the Equipment is made due to the determination of the Partner or a third party, Partner shall be solely responsible for all associated costs of the relocation and/or removal.
- 3.7. **Access to Equipment:** With at least 48-hours written notice by Provider and approval by Partner, Provider, its employees, agents, and vendors may enter upon the Property, at a reasonable time, for purposes of inspecting, servicing, and maintaining the Equipment. Partner shall not interfere with Provider's services, maintenance, or data collection from the Equipment, or its other responsibilities under this Agreement.
- 3.8. **Markings:** The Equipment will be marked with the following information for users: contact information for complaints, notification and service issues, a QR code (or similar), station identification number, and basic instructions on how to use the Equipment.
- 3.9. **Property Condition:** Partner agrees, at its own expense and at all times during the Term, to keep public areas, streets and sidewalks appurtenant to any Designated Areas, reasonably free of debris and rubbish and in good repair and condition. In addition, Partner shall maintain any public areas, streets, and sidewalks appurtenant to any Designated Area(s) in compliance with any applicable codes and statutes.
- 3.10. **Temporary Outage:** Partner shall notify Provider of any temporary outage ("Outage") of the Equipment and/or Designated Area. An Outage is a situation that interrupts the normal operation of the Equipment for less than thirty (30) days ("Outage Period"). Partner shall use its best efforts to minimize the Outage Period.
- 3.11. **Internet Connection:** In the event the Equipment cellular signal is not available, Partner will allow Provider to access its WiFi network or wired ethernet (LAN), if such networks are available at the Property.
- 3.12. **Signage:** Provider will install and pay all costs and expenses associated with the signage that it will supply, for marking the spot in the Designated Area(s) as EV charging station area.
- 3.13. **Advertising on Equipment:** Provider shall have the right, but not the obligation, to place third party advertisements on the Equipment subject to Partner's approval.

4. Maintenance and Customer Service

- 4.1. Provider, its approved subcontractors, affiliates, and/or agents shall service and operate the Equipment.
- 4.2. Provider shall maintain and replace the Equipment as necessary to keep the Equipment in proper working order.
- 4.3. Provider shall make available technical service support personnel to promptly service the Equipment in a commercially reasonable manner.
- 4.4. If Partner knows of or becomes aware of any actual or potential claim against Provider by any person or entity, or any actual or potential malfunction with the Equipment, Partner shall notify Provider promptly upon discovery of such claim or malfunction.

5. Payments and Fees

- 5.1. **Collection of Revenue:** Provider will record the Equipment usage and collect all revenue generated by the Equipment.
- 5.2. **Revenue Payment:** Provider shall remit to Partner five percent (5%) of the Net Revenues ("Net Revenues") generated by the Equipment ("Revenue Payment"). If Provider has returned the investment, Provider shall remit to Partner ten percent (10%) of the Net Revenues.
- 5.3. **Net Revenues:** The gross revenues generated from the Equipment through EV charging fees and advertising ("Gross Revenues"), minus: (i) any electricity reimbursement or utility charges reimbursed or paid by Provider hereunder, (ii) any and all taxes paid by Provider, (iii) transaction and electricity distribution fees of twenty-five percent (25%) of Gross Revenues, and (iv) network, software, and management fees. ((i), (ii), (iii), and (iv) being referred to hereinafter as the "Service Fees").
- 5.4. Provider shall issue the Revenue Payment to Partner on or before the fifteenth (15th) day of each quarter subsequent to the applicable quarterly revenue period and an activity report for the reported quarter detailing: the number of transactions, the Gross Revenues, and the Service Fees. Partner may request any documents necessary from Provider to verify the amounts above. Provider shall have five (5) business days to provide the requested information to Partner.
- 5.5. If the Gross Revenues do not cover the Service Fees incurred in a given quarter, such unpaid Service Fees will accrue to the following quarter. Unpaid Service Fees will be waived at the end of each year.
- 5.6. Partner waives all claims for any additional payments beyond the Revenue Payment.
- 5.7. **Electronic Payments:** Partner agrees that unless Partner executes the ACH Form ([Schedule D](#)), no Revenue Payment shall be processed to Partner unless and until either (i) the aggregate amount due to Partner exceeds one-hundred dollars and zero cents (\$100.00) or (ii) it is January 15th and there are unpaid Revenue Payments due to Partner as of December 31st of the previous year.
- 5.8. **Session Limits:** Provider shall be solely responsible for managing issues relating to session time limits, advertising fees or other charges relating to use of the Equipment by any party.

6. Electricity

- 6.1. **Partner's Electric Meter:** If the Equipment is connected to Partner's electric meter, Provider shall reimburse Partner for the electricity used by the Equipment (the "Electricity Reimbursement"), in accordance with the usage indicated by the Equipment's internal meter. The meter indicates the exact amount of Kilowatt hours (kWh) that the Equipment utilizes in charging EVs during every quarter ("Quarterly kWh"). Provider will then reimburse the Partner for the Quarterly kWh at the rate, per kWh, which the utility company charges the Partner in its monthly electricity bill. Partner shall provide the most recent electricity bill for Provider to calculate the Electricity Reimbursement. The Electricity Reimbursement shall be issued by Provider to Partner on or before the fifteenth (15th) day of each quarter subsequent to the applicable quarterly period of usage.
- 6.2. **Provider's Electric Meter:** Provider is hereby granted the option, which it may exercise at its sole discretion, to install its own electric meter at the Property and connect the Equipment to such meter at no cost to Partner.

7. Press Releases and Public Filings

- 7.1. Provider and/or its parent may release information concerning this Agreement as a press release.
- 7.2. Partner agrees that Provider may use Partner's name and logo as a customer in its marketing materials subject to Partner's approval which shall not be unreasonably withheld.

- 7.3. Partner may not disclose any information relating to this Agreement without obtaining Provider's prior approval, in writing.

8. Exclusive Right and Option

- 8.1. **EV Exclusivity:** Partner hereby grants Provider with an exclusive right to install, maintain, service or operate any EV charging equipment on the Property during the Term.
- 8.2. **Additional Locations:** During the Term, in the event that additional Designated Areas for EV charging equipment will be needed, either on the Property or at another Partner-owned/leased/managed location, Provider shall have the exclusive option to provide, operate, and service the Equipment at said location ("Additional Equipment"). The Additional Equipment shall be listed and added to [Schedule B](#), the new location(s) shall be added to the list of the Designated Areas ([Schedule A](#)), and all terms and conditions of this Agreement shall apply to the Additional Equipment.
- 8.3. Provider shall make recommendations on the appropriate ratio of Equipment in a Designated Area under this Agreement.

9. Indemnification

- 9.1. To the extent provided by law, Partner shall indemnify Provider and hold it harmless from and against any and all claims, actions, damages, liabilities and expenses incurred in connection with loss of life, personal injury, and/or damage to property arising directly out of the negligence or misconduct of Partner, agents, employees or servants, including costs and reasonable attorneys' fees.
- 9.2. TO THE FULLEST EXTENT PERMITTED BY LAW, PROVIDER SHALL DEFEND, INDEMNIFY, RELEASE AND HOLD HARMLESS PARTNER, ITS ELECTED AND APPOINTED OFFICIALS, EMPLOYEES AND VOLUNTEERS AND OTHERS WORKING ON BEHALF OF PARTNER, FROM AND AGAINST ANY AND ALL THIRD-PARTY CLAIMS, DEMANDS, SUITS, COSTS (INCLUDING REASONABLE LEGAL COSTS), EXPENSES, AND LIABILITIES ("CLAIMS") ALLEGING PERSONAL INJURY, INCLUDING BODILY INJURY OR DEATH, AND/OR PROPERTY DAMAGE, BUT ONLY TO THE EXTENT THAT ANY SUCH CLAIMS ARE CAUSED BY THE NEGLIGENCE OF PROVIDER OR ANY OFFICER, EMPLOYEE, REPRESENTATIVE, OR AGENT OF PROVIDER.

10. Limitation of Liability

- 10.1. Provider's aggregate liability under this Agreement shall not exceed the greater of: the aggregate Net Revenues retained by Provider in the calendar year prior to the event giving rise to a claim; or the maximum compensation paid by the applicable insurance if the liability is covered by an existing insurance policy.
- 10.2. In no event will Provider be liable for any lost revenue or profit, lost or damaged data, business interruption, loss of capital, or for special, indirect, consequential, incidental or punitive damages, however caused and regardless of the theory of liability or whether arising out of the use of the Equipment, this Agreement or otherwise or based on any expressed, implied or claimed warranties not specifically set forth in this Agreement.

11. Confidential Information and Privacy

- 11.1. The Provider and Partner executed the attached Mutual Non-Disclosure and Confidentiality Agreement ([Schedule E](#)).
- 11.2. **Privacy:** Where the Provider and/or Partner provides or makes available personal information to the other Party in connection with this Agreement, the first Party must: (i) comply with all Privacy Laws in relation to that personal information; and (ii) take all steps that are reasonable in the circumstances to keep that personal information safe and secure.

12. Injunctive Relief (Intentionally omitted)

13. Force Majeure

- 13.1. If Provider shall be delayed in or prevented from the performance of any act required under this Agreement by reason of any strike, lockout, labor trouble,

inability to procure materials or energy, failure of power, weather, restrictive governmental laws or regulations, riot, insurrection, picketing, sit-ins, war or other unavoidable reason of a like nature not attributable to the negligence or fault of Provider, the performance of such work or action will be excused for the period of the unavoidable delay and the period for the performance of any such work or action will be extended for an equivalent period.

14. Dispute Resolution

- 14.1. This Clause 14 applies to any dispute which arises between Provider and Partner in connection with this Agreement ("Dispute").
- 14.2. **Amicable Resolution:** If either Party considers that a Dispute has arisen, it may issue a notice to the other Party, setting out reasonable particulars of the matters in the dispute ("Dispute Notice"). The parties must promptly hold discussions between their representatives after the issue of a Dispute Notice to attempt to resolve the Dispute.
- 14.3. If the Dispute has not been resolved within ten (10) business days after commencement of the amicable efforts, either Party may pursue its rights and remedies under this Agreement as it sees fit.
- 14.4. **Court Proceedings:** Notwithstanding the above, either Party may, at any time, commence court proceedings in relation to a Dispute or claim arising in connection with this Agreement.
- 14.5. **Governing Law and Jurisdiction:** This Agreement shall be governed by the laws of the State of Texas, without regard to conflict of laws. Any suit involving any Dispute arising under this Agreement may only be brought in State or Federal Court of Kaufman County, Texas which shall have exclusive jurisdiction over the subject matter of the Dispute.

15. Notice

- 15.1. Any notice required to be given or otherwise given pursuant to this Agreement shall be in writing and shall be (i) hand delivered, or (ii) mailed by certified mail, return receipt requested, or (iii) sent via recognized overnight courier service to the addresses listed above, or (iv) transmitted by email with a read receipt.

16. Insurance

- 16.1. A sample Certificate of Insurance is included in [Schedule F](#). Each Party shall hold and maintain, at all times during the Term, fitting and suitable insurance policies according to the reasonably perceived risks associated with each Party's responsibilities under this Agreement, and in accordance with standard industry practice.

17. General

- 17.1. Nothing in this Agreement shall constitute or be deemed to constitute a partnership or joint venture between the Parties hereto or constitute or be deemed to constitute any Party as the agent or employee of the other Party for any purpose whatsoever and neither Party shall have authority or power to bind the other or to contract in the name of, or create a liability against, the other in any way or for any purpose.
- 17.2. Partner agrees to comply with all applicable laws, statutes, regulations or rules, including those of applicable self-regulatory bodies in its performance of this Agreement.
- 17.3. The Parties may not assign, in whole or in part, or novate its rights and obligations under this Agreement without the prior written consent of the other party, which this consent shall not be unreasonably withheld, conditioned, or delayed.
- 17.4. This Agreement supersedes all previous agreement about its subject matter. This Agreement embodies the entire agreement between the Parties.
- 17.5. A right under this Agreement may only be waived in writing signed by the Party granting the waiver and is effective only to the extent specifically set out in the waiver.
- 17.6. This Agreement may be signed in any number of counterparts. All counterparts together make one instrument.
- 17.7. **Partner Representation:** If Partner is not the Property Owner, or Leaseholder of the Property, and in the case of a leaseholder, if Partner does not have authority to carry out its obligations under this Agreement pursuant to its lease agreement with the Property Owner, Partner hereby expressly warrants that it will obtain the Property Owner or Leaseholder's signature in the section of the signature panel titled "Property Owner/Leaseholder's Acceptance and Agreement."

17.8. **Agreement Subject to Grant:** If the Parties have submitted a grant/rebate application in connection with this Agreement, each Party agrees that this Agreement is being executed by the Parties subject to the Parties receiving the grant/rebate to cover all or part of the cost of this Agreement. Either Party may terminate this Agreement with no penalty if the grant/rebate is not received.

IN WITNESS WHEREOF, the Parties hereto have each caused this Agreement to be executed by their officers duly authorized to execute the same as of the day and year first above written.

Signed by the authorized representative of Provider:	Signed by the authorized representative of Partner:
Signature: _____	Signature: _____
Name: _____	Name: _____
Position: _____	Position: _____
Date: _____	Date: _____

Property Owner/Leaseholder's Acceptance and Agreement:

By adding our signature below, we accept all of the terms and conditions of this Agreement that might apply to us, or might be affected by our ownership or leasehold on the Property, during the Term hereof. Additionally, our signature below expressly grants the authority to Partner to enter into this Agreement and carry out any obligations and make any decisions pursuant to this Agreement which may need our authorization due to our ownership or leasehold on the Property:

By: _____

Name: _____

Position: _____

Date: _____

SCHEDULE A – LIST OF PROPERTIES

Property Address	Designated Areas	GPS Coordinates	Point of Contact
607 E Fair St, Kaufman, TX 75142	Civic Center - (2) 50kw DC, (1) Dual Port 30amp L2		Mike Slye
209 S Washington St, Kaufman, TX 75142	City Hall - (2) Dual Port 30amp L2		Mike Slye
106 W Grove St, Kaufman, TX 75142	Confederate Square - (1) Dual Port 30amp L2		Mike Slye

SCHEDULE B – EQUIPMENT AND DEPRECIATION SCHEDULE

Equipment Name	Details	Quantity
BTC Power DCFC 50kW	L3S-50-208-01-003	2
BTC Power Level 2 30A Dual Port	EVP-2002-30-P-0001	4

DEPRECIATION SCHEDULE

Level 2 AC Equipment and Installation										Level 3 DC Equipment and Installation									
Month	MSRP	\$25,129	Depreciation	\$140						Month	MSRP	\$42,159	Depreciation	\$234					
1	\$24,989	41	\$19,405	81	\$13,821	121	\$8,237	161	\$2,653	1	\$41,925	41	\$32,556	81	\$23,188	121	\$13,819	161	\$4,450
2	\$24,850	42	\$19,266	82	\$13,681	122	\$8,097	162	\$2,513	2	\$41,691	42	\$32,322	82	\$22,953	122	\$13,585	162	\$4,216
3	\$24,710	43	\$19,126	83	\$13,542	123	\$7,958	163	\$2,373	3	\$41,457	43	\$32,088	83	\$22,719	123	\$13,350	163	\$3,982
4	\$24,571	44	\$18,986	84	\$13,402	124	\$7,818	164	\$2,234	4	\$41,222	44	\$31,854	84	\$22,485	124	\$13,116	164	\$3,747
5	\$24,431	45	\$18,847	85	\$13,263	125	\$7,678	165	\$2,094	5	\$40,988	45	\$31,620	85	\$22,251	125	\$12,882	165	\$3,513
6	\$24,291	46	\$18,707	86	\$13,123	126	\$7,539	166	\$1,954	6	\$40,754	46	\$31,385	86	\$22,017	126	\$12,648	166	\$3,279
7	\$24,152	47	\$18,568	87	\$12,983	127	\$7,399	167	\$1,815	7	\$40,520	47	\$31,151	87	\$21,782	127	\$12,414	167	\$3,045
8	\$24,012	48	\$18,428	88	\$12,844	128	\$7,260	168	\$1,675	8	\$40,286	48	\$30,917	88	\$21,548	128	\$12,179	168	\$2,811
9	\$23,873	49	\$18,288	89	\$12,704	129	\$7,120	169	\$1,536	9	\$40,051	49	\$30,683	89	\$21,314	129	\$11,945	169	\$2,576
10	\$23,733	50	\$18,149	90	\$12,565	130	\$6,980	170	\$1,396	10	\$39,817	50	\$30,448	90	\$21,080	130	\$11,711	170	\$2,342
11	\$23,593	51	\$18,009	91	\$12,425	131	\$6,841	171	\$1,256	11	\$39,583	51	\$30,214	91	\$20,845	131	\$11,477	171	\$2,108
12	\$23,454	52	\$17,870	92	\$12,285	132	\$6,701	172	\$1,117	12	\$39,349	52	\$29,980	92	\$20,611	132	\$11,242	172	\$1,874
13	\$23,314	53	\$17,730	93	\$12,146	133	\$6,561	173	\$977	13	\$39,115	53	\$29,746	93	\$20,377	133	\$11,008	173	\$1,640
14	\$23,175	54	\$17,590	94	\$12,006	134	\$6,422	174	\$838	14	\$38,880	54	\$29,512	94	\$20,143	134	\$10,774	174	\$1,405
15	\$23,035	55	\$17,451	95	\$11,867	135	\$6,282	175	\$698	15	\$38,646	55	\$29,277	95	\$19,909	135	\$10,540	175	\$1,171
16	\$22,895	56	\$17,311	96	\$11,727	136	\$6,143	176	\$558	16	\$38,412	56	\$29,043	96	\$19,674	136	\$10,306	176	\$937
17	\$22,756	57	\$17,172	97	\$11,587	137	\$6,003	177	\$419	17	\$38,178	57	\$28,809	97	\$19,440	137	\$10,071	177	\$703
18	\$22,616	58	\$17,032	98	\$11,448	138	\$5,863	178	\$279	18	\$37,943	58	\$28,575	98	\$19,206	138	\$9,837	178	\$468
19	\$22,477	59	\$16,892	99	\$11,308	139	\$5,724	179	\$140	19	\$37,709	59	\$28,340	99	\$18,972	139	\$9,603	179	\$234
20	\$22,337	60	\$16,753	100	\$11,168	140	\$5,584	180	\$0	20	\$37,475	60	\$28,106	100	\$18,737	140	\$9,369	180	\$0
21	\$22,197	61	\$16,613	101	\$11,029	141	\$5,445			21	\$37,241	61	\$27,872	101	\$18,503	141	\$9,135		
22	\$22,058	62	\$16,474	102	\$10,889	142	\$5,305			22	\$37,007	62	\$27,638	102	\$18,269	142	\$8,900		
23	\$21,918	63	\$16,334	103	\$10,750	143	\$5,165			23	\$36,772	63	\$27,404	103	\$18,035	143	\$8,666		
24	\$21,779	64	\$16,194	104	\$10,610	144	\$5,026			24	\$36,538	64	\$27,169	104	\$17,801	144	\$8,432		
25	\$21,639	65	\$16,055	105	\$10,470	145	\$4,886			25	\$36,304	65	\$26,935	105	\$17,566	145	\$8,198		
26	\$21,499	66	\$15,915	106	\$10,331	146	\$4,747			26	\$36,070	66	\$26,701	106	\$17,332	146	\$7,963		
27	\$21,360	67	\$15,775	107	\$10,191	147	\$4,607			27	\$35,835	67	\$26,467	107	\$17,098	147	\$7,729		
28	\$21,220	68	\$15,636	108	\$10,052	148	\$4,467			28	\$35,601	68	\$26,232	108	\$16,864	148	\$7,495		
29	\$21,081	69	\$15,496	109	\$9,912	149	\$4,328			29	\$35,367	69	\$25,998	109	\$16,630	149	\$7,261		
30	\$20,941	70	\$15,357	110	\$9,772	150	\$4,188			30	\$35,133	70	\$25,764	110	\$16,395	150	\$7,027		
31	\$20,801	71	\$15,217	111	\$9,633	151	\$4,049			31	\$34,899	71	\$25,530	111	\$16,161	151	\$6,792		
32	\$20,662	72	\$15,077	112	\$9,493	152	\$3,909			32	\$34,664	72	\$25,296	112	\$15,927	152	\$6,558		
33	\$20,522	73	\$14,938	113	\$9,354	153	\$3,769			33	\$34,430	73	\$25,061	113	\$15,693	153	\$6,324		
34	\$20,382	74	\$14,798	114	\$9,214	154	\$3,630			34	\$34,196	74	\$24,827	114	\$15,458	154	\$6,090		
35	\$20,243	75	\$14,659	115	\$9,074	155	\$3,490			35	\$33,962	75	\$24,593	115	\$15,224	155	\$5,855		

36	\$20,103	76	\$14,519	116	\$8,935	156	\$3,351			36	\$33,727	76	\$24,359	116	\$14,990	156	\$5,621		
37	\$19,964	77	\$14,379	117	\$8,795	157	\$3,211			37	\$33,493	77	\$24,125	117	\$14,756	157	\$5,387		
38	\$19,824	78	\$14,240	118	\$8,656	158	\$3,071			38	\$33,259	78	\$23,890	118	\$14,522	158	\$5,153		
39	\$19,684	79	\$14,100	119	\$8,516	159	\$2,932			39	\$33,025	79	\$23,656	119	\$14,287	159	\$4,919		
40	\$19,545	80	\$13,961	120	\$8,376	160	\$2,792			40	\$32,791	80	\$23,422	120	\$14,053	160	\$4,684		

INSTALLATION DATE ACKNOWLEDGEMENT

For the purposes of determining the Term of the Agreement, pursuant to Clause 3.4 hereof, the following date shall be deemed the acknowledgment of the initial date of installation of the Equipment at the following location(s):

Property Address	Designated Areas	GPS Coordinates	Point of Contact	Date of Installation

Signed by the authorized representative of Provider: Signature: _____ Name: _____ Position: _____ Date: _____	Signed by the authorized representative of Partner: Signature: _____ Name: _____ Position: _____ Date: _____
--	---

Property Owner/Leaseholder's Acceptance and Agreement:

By adding our signature below, we accept all of the terms and conditions of this Agreement that might apply to us, or might be affected by our ownership or leasehold on the Property, during the Term hereof. Additionally, our signature below expressly grants the authority to Partner to enter into this Agreement and carry out any obligations and make any decisions pursuant to this Agreement which may need our authorization due to our ownership or leasehold on the Property:

By: _____

Name: _____

Position: _____

Date: _____

PARTNER AUTHORIZATION AND ACKNOWLEDGEMENT

I hereby authorize Greenspot JC LLC (the “Provider”) to electronically credit my account as follows:

I agree that the ACH transactions I hereby authorize comply with all applicable law.

Bank Name: _____

Name on the Account: _____

Routing Number: _____

Account Number: _____

I understand that this authorization will remain in full force and effect until I notify the Provider in writing that I wish to revoke this authorization. I understand that the Provider requires at least two (2) weeks prior notice in order to cancel this authorization. I understand that debits made for the sole purpose of correcting erroneous credits do not require my authorization.

Signature: _____

Name: _____

Date: _____

SCHEDULE E – MUTUAL NON-DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This Mutual Non-Disclosure and Confidentiality Agreement (this “**NDA**”) is made on the same day of the Electric Vehicle Charging Services Site Host Partnership Agreement (“**Agreement**”), by and between the Provider and the Partner (Partner and Provider collectively referred to as “**Parties**” and individually as “**Party**”).

WHEREAS:

A. Provider, for the mutual benefit of the Parties’ engagement, may have provided, and may wish further to provide, to Partner, certain commercially valuable, proprietary and confidential business information and trade secrets in relation to the Purpose (defined below).

B. Partner recognizes that Provider has legitimate business interests in protecting the Confidential Information, including but not limited to, **(i)** trade secrets as defined by the New Jersey Trade Secrets Act; **(ii)** valuable, confidential business, or professional, information that otherwise does not qualify as trade secrets; **(iii)** substantial relationships with specific, prospective, or existing, Partners; and **(iv)** Partner’s goodwill associated with Provider’s business.

In consideration of the mutual covenants contained herein, the Parties hereby agree as follows:

1. DEFINITIONS: In this NDA, the following terms have the following meanings: **(i)** “**Affiliate**” with respect to either Party, shall mean any entity which directly or indirectly controls or is controlled by, or is under common control with that Party; **(ii)** “**Confidential Information**” or “**CI**” shall mean **(a)** any and all information which is disclosed by Provider (whether before or after the date of this NDA and in whatever form) to Partner including but not limited to, the revenue payments, financial statements, analyses, budgets, forecasts, evaluations, processes, products (and including, as to specific processes or products, information relating to the formulation, composition, methods of manufacture, potential uses, test methods or other technical or scientific features), business strategies, plans and procedures, trade secrets, samples, prototypes, designs, drawings, photographs, specifications, standards, manuals, formulae, algorithms, computations, compilations, data, software, programs, databases, know-how, mask work, concepts, intellectual property, costs, profits, sales, customer and supplier lists, customer requirements, price quotations of or in relation to Provider and/or its Affiliates, which Provider considers to be confidential and which is identified by Provider as confidential, or which by necessary implication must have been imparted in confidence; **(b)** the terms of the Agreement including this NDA; and **(c)** the fact that discussions are taking place between the Parties and the subject matter of the discussions. Further, all analyses, compilations, studies, summaries, extracts, notes and other documentation prepared by Partner arising out of the CI shall also be included within the purview of CI and shall be treated as such. **(iii)** “**Purpose**” shall mean the deployment and operation of Provider’s charging stations and network connectivity (“**Equipment**”) at Partner’s properties. **(iv)** “**Representatives**” shall mean any or all of a Party’s directors, officers, employees, agents, contractors and advisors.

2. CONFIDENTIALITY AND RESTRICTED USE: Partner hereby expressly agrees to:

- Hold the CI in strict confidence and use any CI only for the Purpose and for no other purpose and in particular, but without prejudice to the generality of the foregoing, Partner undertakes **(i)** not to make any commercial use of any CI; and **(ii)** not to use any CI for the benefit of itself or of any third party other than pursuant to a further agreement with Provider.
- That without the prior written consent of Provider, Partner will not in any manner or at any time publish or disclose, disseminate or otherwise provide the CI, in whole or in part, to any person or entity except to such of its Affiliates and/or Representatives as are directly concerned with the Purpose and whose knowledge of the CI is essential for the Purpose (“**Permitted Person**”).
- To safeguard the CI in the same manner as Partner would safeguard its own information of a similar nature, but with no less than reasonable care under the circumstances.
- To institute and maintain appropriate security measures to carry out the Purpose including limiting the disclosure of the CI to the Permitted Person only if the Permitted Person is subject to an obligation of confidentiality and it has been intimated that Provider’s CI must be kept confidential and must be used only for the Purpose. Partner shall ensure that each Permitted Person strictly complies with the terms of this NDA and will be unconditionally responsible for any unauthorized disclosure or use of Provider’s CI or breach of this NDA.
- That it shall immediately inform or advise Provider of any unauthorized use or disclosure, misappropriation or misuse by any person or entity of any CI upon Partner having actual notice or actual knowledge of the same or having any reason to suspect such unauthorized use or disclosure or misappropriation.
- Unless specifically requested to do so by Provider, Partner shall be prohibited from analyzing the composition of or modifying, changing, merging, adapting, translating, reverse engineering, decompiling, disassembling or preparing works derived from any Equipment or the CI.
- Subject to the provisions of this NDA, Partner may disclose CI if and to the extent that it is compelled or required to do so by a court or other authority that has jurisdiction over Partner. Before making such a disclosure Partner shall advise Provider of such required disclosure promptly upon learning thereof in order to afford Provider a reasonable opportunity to contest, limit and/or assist Partner in complying with any such requirement for disclosure.
- The obligations of confidentiality under this NDA shall not apply to any part of the CI which **(i)** Partner can demonstrate, by its written records, is already known to Partner, free of any confidentiality obligation or restriction, at the time that it was disclosed to Partner; **(ii)** is or becomes publicly known through no wrongful act or breach of this NDA on the part of Partner; **(iii)** has been independently developed by Partner without breach of this NDA or infringement of the proprietary rights of Provider; **(iv)** has been rightfully received from a third party without restriction on disclosure and without the breach of this NDA or any confidentiality obligation imposed on such third party; or **(v)** has been approved in writing for disclosure to third parties by Provider without imposing any confidentiality obligation.
- In the event CI involving any public entity is disclosed, both parties agree to refrain from trading the stock of the disclosing company until that material non-public information is publicly disseminated.

3. OWNERSHIP OF CONFIDENTIAL INFORMATION: Partner recognizes and agrees that all CI received by it from Provider is and shall remain the exclusive property of Provider and/or its respective Affiliates and that this NDA neither intends to transfer the ownership of nor grants license or any other right, express or implied, in relation to the CI or to any other intellectual property disclosed by Provider to Partner. Partner undertakes that it will not file any application for a patent, design and/or utility model based on or derived from any intellectual property of Provider (whether already filed or not).

4. NATURE OF OBLIGATION: Partner acknowledges and agrees that **(i)** the CI is a special, valuable and unique asset to Provider, its parent, subsidiaries and affiliates; **(ii)** any unauthorized disclosure or use of the CI could cause irreparable harm and loss to Provider and/or its respective Affiliates; **(iii)** monetary damages may be inadequate to compensate Provider and/or its respective Affiliates for a breach of this NDA; and **(iv)** in addition to any other remedies at law or in equity available for breach of this NDA, Provider shall be entitled to specific performance, injunctive or other equitable relief as may be necessary to restrain any continuing or further breach by Partner without showing or proving any actual damages sustained by Provider and/or its respective Affiliates in addition to any other relief or other applicable remedies. Moreover, any such award of relief to Provider shall include recovery of all actual and reasonable costs associated with enforcement of this NDA.

5. RETURN OF CONFIDENTIAL INFORMATION: All CI of Provider remains the property of that party and will be returned to it or destroyed at its request. Within thirty (30) days of receiving such a request from Provider, Partner will comply with the request and provide a written certification, signed by an officer, of its compliance.

6. REPRESENTATIONS AND WARRANTIES: Each Party agrees, acknowledges, represents, warrants and covenants with the other Party that: **(i)** this NDA constitutes a legal, valid and binding obligation and is enforceable against it in accordance with the terms hereof; and **(ii)** the execution, delivery, and performance of this NDA have been duly authorized by all requisite corporate actions and will not constitute a violation of any statute, judgment, order, decree or regulation of any court or arbitral tribunal applicable or relating to the Party, its assets or its business. Provider does not make any representation or warranty as to the accuracy or completeness about its CI (or any part thereof) and Partner should satisfy itself through independent inquiry and investigation with respect to these matters. Partner agrees that neither Provider nor its Representatives shall have any liability in any manner whatsoever for any loss or damage suffered by Partner as a result of relying upon or using any CI of Provider including, but not limited to, any consequential, incidental, direct, indirect, special, or punitive damages incurred by Partner.

7. TERM: This NDA shall be effective from the date of the Agreement and shall continue in force thereafter for five (5) years following the termination of any business relations between the Parties.

8. INDEMNIFICATION: Partner hereby agrees to indemnify and hold harmless Provider and Provider’s Affiliates from and against any and all losses, damages, suits, proceedings, claims, demands, liabilities, fines, costs and expenses (whether direct or indirect, and whether or not resulting from third party claims), including interest and penalties with respect thereto and out-of-pocket expenses, including reasonable attorneys’ fees and disbursements arising out of or resulting from any breach of the provisions of this NDA by Partner or its Representatives, including unauthorized use or disclosure of the CI by Partner or, as the case may be, its Representatives.

9. SEVERABILITY AND WAIVER: In the event that any one or more of the provisions of this NDA shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. Moreover, if any one or more of the provisions contained in this NDA shall be held to be excessively broad as to duration, activity or subject, such provisions shall be construed by limiting and reducing them so as to be enforceable to the maximum extent allowed by applicable law. Furthermore, a determination in any jurisdiction that this NDA, in whole or in part, is invalid, illegal or unenforceable shall not in any way affect or impair the validity, legality or enforceability of this NDA in any other jurisdiction.

10. ASSIGNMENT: This NDA shall be binding upon and inures to the benefit of the Parties and their respective successors, assigns, personal representatives, executors and administrators. Neither Party shall assign nor transfer any of its rights or obligations under this NDA to any third Party without the prior written consent of the other Party and any attempt to do so will be null and void, except that either Party may assign or transfer any of its rights or obligations to any of its Affiliates, or an acquirer of its controlling interest or substantially all its assets without consent of the other Party.

11. GOVERNING LAW AND JURISDICTION: The provisions in Clause 14 of the Agreement will apply to this NDA.

SCHEDULE F – SAMPLE CERTIFICATE OF INSURANCE

ACORD®		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 09/02/2021																															
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).																																			
PRODUCER Stern Agency Inc 254 South Main St Suite 305 New City, NY 10956		INSURER(S) AFFORDING COVERAGE <table border="1"> <tr> <th>INSURER</th> <th>INSURANCE COMPANY</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A:</td> <td>EVANSTON INSURANCE COMPANY</td> <td>15792</td> </tr> <tr> <td>INSURER B:</td> <td>ACCEPTANCE INDEMNITY INS CO</td> <td>20010</td> </tr> <tr> <td>INSURER C:</td> <td>TECHNOLOGY INSURANCE COMPANY INC</td> <td>42376</td> </tr> <tr> <td>INSURER D:</td> <td></td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </table>				INSURER	INSURANCE COMPANY	NAIC #	INSURER A:	EVANSTON INSURANCE COMPANY	15792	INSURER B:	ACCEPTANCE INDEMNITY INS CO	20010	INSURER C:	TECHNOLOGY INSURANCE COMPANY INC	42376	INSURER D:			INSURER E:			INSURER F:											
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COVERAGES <table border="1"> <thead> <tr> <th>TYPE OF INSURANCE</th> <th>AGG. SUBR. LIMIT</th> <th>POLICY NUMBER</th> <th>POLICY EFF. DATE</th> <th>POLICY EXPIRATION DATE</th> <th>LIMITS</th> </tr> </thead> <tbody> <tr> <td>A. COMMERCIAL GENERAL LIABILITY</td> <td>Y</td> <td>3FC6320</td> <td>09/01/2021</td> <td>09/01/2022</td> <td> EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/PROP AGG. \$ INCLUDED </td> </tr> <tr> <td>B. AUTOMOBILE LIABILITY</td> <td></td> <td></td> <td></td> <td></td> <td> COVERED RENTAL LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ </td> </tr> <tr> <td>C. UMBRELLA/LIB EXCESS LIAB</td> <td>Y</td> <td>XS20031092-01</td> <td>08/10/2021</td> <td>08/10/2022</td> <td> EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 </td> </tr> <tr> <td>D. WORKERS COMPENSATION AND EMPLOYERS LIABILITY</td> <td>Y/M</td> <td>TWC3963008</td> <td>02/05/2021</td> <td>02/05/2022</td> <td> E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000 </td> </tr> </tbody> </table> DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)						TYPE OF INSURANCE	AGG. SUBR. LIMIT	POLICY NUMBER	POLICY EFF. DATE	POLICY EXPIRATION DATE	LIMITS	A. COMMERCIAL GENERAL LIABILITY	Y	3FC6320	09/01/2021	09/01/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/PROP AGG. \$ INCLUDED	B. AUTOMOBILE LIABILITY					COVERED RENTAL LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	C. UMBRELLA/LIB EXCESS LIAB	Y	XS20031092-01	08/10/2021	08/10/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000	D. WORKERS COMPENSATION AND EMPLOYERS LIABILITY	Y/M	TWC3963008	02/05/2021	02/05/2022	E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
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CERTIFICATE HOLDER Sample Certificate		CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 																																	

ACORD 25 (2016/03)

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ACORD 101 (2008/01)

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ACORD®		ADDITIONAL REMARKS SCHEDULE		Page 2 of 2	
AGENCY Stern Agency Inc		AGENCY CUSTOMER ID: SH180809170058262		LOC #:	
POLICY NUMBER		NAMED INSURED GreenSpot JC LLC, JC Parking LLC c/o Shuster Management LLC 155 2nd St Jersey City, NJ 07032		EFFECTIVE DATE:	
CARRIER		NAIC CODE 15792		ADDITIONAL REMARKS	
THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM. FORM NUMBER: 25 FORM TITLE: GENERAL LIABILITY FORM PINNACLE PROPERTY MANAGEMENT SERVICES, LLC, ITS SUBSIDIARIES AND THE OWNERSHIP ENTITIES OF THEIR OWNED AND MANAGED PROPERTIES have been included as an additional insured on the general liability policy. Excess policy to follow form in regard to additional insured status. A waiver of subrogation shall apply in favor of PINNACLE PROPERTY MANAGEMENT SERVICES, LLC, ITS SUBSIDIARIES AND THE OWNERSHIP ENTITIES OF THEIR OWNED AND MANAGED PROPERTIES on the general liability and workers compensation policies as permitted by law.					



EXHIBIT A

EARLY VOTING DATES AND TIMES FOR THE JOINT ELECTION

(Fechas y Horarios de Votación Adelantada para la Elección Conjunta)

TO BE HELD ON MAY 7, 2022

(que se llevara a cabo 7 de Mayo del 2022)

April (abril) 25 – 29	Monday-Friday (<i>lunes a viernes</i>)	8 a.m. to 5 p.m.
April (abril) 30	Saturday (<i>sábado</i>)	8 a.m. to 5 p.m.
May (mayo) 1	Sunday (<i>domingo</i>)	1 p.m. to 6 p.m.
May (mayo) 2 – 3	Monday – Tuesday (<i>lunes y martes</i>)	7 a.m. to 7 p.m.

	Location <i>(ubicación)</i>	Room <i>(Cuarto)</i>	Address <i>(dirección)</i>	City <i>(ciudad)</i>	Zip <i>(código postal)</i>
01	KAUFMAN COUNTY LIBRARY** ** Main Location/Ubicación principal	Community Room	3790 S. Houston Street	Kaufman	75142
02	FORNEY SUB COURTHOUSE	Court Room	200 E. Main Street	Forney	75126
03	TERRELL SUB COURTHOUSE	Training Center	408 E. College Street	Terrell	75160
04	KEMP SUB COURTHOUSE	Court Room	103 N. Main Street	Kemp	75143
05	<u>CRANDALL/COMBINE COMMUNITY CENTER</u>	Community Room	500 W LEWIS	Crandall	75114
06	Mabank City Hall	Council Chambers	129 E Market St	Mabank	75147
7	Griffin Elementary	Vestibule	1130 S Ravenhill	Forney	75126
8	Henderson Elementary	Vestibule	12755 FM 1641	Forney	75126
9	Criswell Elementary	Vestibule	407 FM 740	Forney	75126
10	Lewis Elementary	Vestibule	1309 Luckenbach	Forney	75126
11	Blackburn Elementary	Vestibule	2401 Concord	Forney	75126
12	Noble Reed Elementary		2020 Wildcat Trail	Crandall	75114
13	Scurry Rosser ISD Admin Bldg.	Admin Bldg.	10705 State Hwy 34	Scurry	75158

Voting by Mail: Mail-in ballot applications should be sent to the address below.

Tandi Smith, Early Voting Clerk

Kaufman County Courthouse Annex, PO Box 1347, Kaufman, Texas 75142

DISCUSSION ITEMS REPORT (DIR)

Project Title	Department	Agenda Date	Entered Date	Status/Notes	Strategy Map
Splash Pad	Parks & Rec	TBD	10/23/2018	Shannon Park and South Pointe Dev	2,3,4
Thoroughfare Plan Update	Development Serv	TBD	10/23/2018	In Progress	2,5
Bldg Standards Commission Ordinance	Development Serv	9/1/2019	10/23/2018	BSC to review	4
South Pointe	Development Serv		2/3/2021	Civil Plans under Review	2,3,4
Recodification of City Ordinances	Admin	11/13/2018	10/23/2018	Franklin Review	5
Subdivision Ordinance Update	Development Serv	1/27/2020	10/23/2018	Scheduled for Council 4/22	5
Citizens Academy	Admin/Public Safety		11/27/2018	Planning Phase	1,3
Fire Department Facility Improvements	Admin/Public Safety			Planning Phase	1,2,5
Kaufman Estates	PW/Admin	10/28/2019		No Action	5
Summer Youth Program	Admin/Parks	TBD	7/16/2019	COVID Postponement	1,3,4
Digital Gateway Signage	Admin	TBD	8/17/2020	Contract approved July 26, 2021	2,3
City Lakes Emer Action Plan	Public Works	TBD	8/7/2019		5
Disc Golf Course	Admin/PW	TBD	8/23/2019	Planning Phase	2,3,4
Washington Street Utility Relocation	Admin/PW	TBD	10/1/2019	SUE forwarded to TxDOT	2,5
TPW Grant for City Lake Park	Parks & Rec	TBD	12/10/2019	Submitted October 1, 2021	4,5
CareFlight Facility	Admin	TBD	3/9/2020	Discussions regarding relocation	1,3
COVID - 19	Admin/Public Safety	TBD	3/11/2020	Action Plan in Place	4,5
Comprehensive Plan	Admin		8/26/2020	Need to update plan	2,3,4,5
Website Update	Admin		1/26/2021	Planning Phase	2,3
Street Maintenance Program	Public Works		1/29/2021	Budget Approved, Phase 1 complete. Start Phase 2.	2,4,5
Storm Drainage Projects	Public Works		1/29/2021	Phase 1 Under Construction	2,4,5
North & South Water Tower Rehab	Public Works		1/29/2021	South Tower Rehab Underway	4,5
Body Cameras	PD		2/2/2021	Grant Awarded	1,3,5
Annual Report	Admin		2/24/2021	Planning Phase	3
Shannon Park Updates	Admin/PW	4/26/2021	4/26/2021	Final Concept Plan approved	3,4,5
Inclusive Park	Admin/PW		4/29/2021	Concept Approved	3,4,5
Connector Road	Admin		4/29/2021	County Partnership	2,3,5
AMI	Admin/PW		4/29/2021	Contract approved - Installation begins April '22	4,5
High Speed Internet	Admin			Suddenlink live/CIP installing	2,3,5
Northeast Utility Project	Admin/PW		9/17/2021	Working on Cost Estimate and Scope	1,2,3,4,5
City Lakes Park/Lower Lake Improvements	Admin/PW		9/23/2021	Working on Cost Estimate and Scope	4
Former Senior Center Demo	Development Serv		11/8/2021	Approved in 2022 5 Year CIP	4

DISCUSSION ITEMS REPORT (DIR)

COMPLETED

Project Title	Project Lead	Agenda Date	Entered Date	Status/Notes	
PID Creation Resolution	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
TIRZ Creation Ordinance Amendment	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
TIRZ Project Reprioritization Resolution	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
Home Improvement Incentive Program	Development Serv	11/13/2018	10/23/2018	Complete	
Budget Book Submission to GFOA	Finance		10/23/2018	Complete	
Interlocal Agreement w/County for PID	Finance		10/30/2018	PID Assessment for Georgetown in 2020	
WWTP Priority Project List	Public Works	11/13/2018	10/23/2018	Mark Hill - Consultant	
2600 Commerce Way Permit Ready	Development Serv	NA	11/6/2018	Complete Permit Issued 11/26/2018	
600 N Nash KC Street Barn Permit Issued	Development Serv	NA	11/6/2018	Complete Finaled 01/04/2019	
Rev Ch 22 & 46 7500SF F Sprinkler Req	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	Approved by Council	
34/243 Signal Installation	Public Works		10/23/2018	Complete	
HR Coordinator	Admin		12/17/2018	Admin/HR Assistant Full-Time Sept. 30	
Agenda Software Installation/Training	Admin		10/23/2018	Complete	
5 Year CIP	Admin	11/25/2019	11/25/2019	Work Session 12/16/19	
Water & Street Impact Fee Update	Development Serv		6/10/2019	Council approved 12/16/19	
Intern Program	HR	TBD	12/10/2019	Policy to Council 3/30/20	3,5
WWTP Finance Application	Finance	11/13/2018	10/23/2018	GTUA Approval	5
PD/FD Safety Equipment Grant	Public Safety	TBD	3/3/2020	Application Submitted	1
Street Maintenance Priorities	PW/Admin		2/27/2019	List Presented to Council/Incorporated into 5 Year CIP	5
Traffic Signal 1388@34 ByPass	Admin		1/28/2020	Final Construction Underway	1
Solid Waste RFP	Admin	TBD	5/18/2020	Contract Finanlized and Approved	4,5
PD Body Camera Grant	PD	4/27/2020	5/19/2020	Grant not awarded	1,5
Civic Center	Admin	7/22/2019		Accepted 01/25/21	2,3
Phase II - Street Bond	Public Works	10/28/2019	10/23/2018	Accepted 01/25/21	5
TxDOT Turnback	Admin	12/17/2018	11/6/2018	Accepted 01/25/21	2,3,5
City Lakes Park Fence	Public Works		1/26/2021	Complete	
Building Official	Development Serv		12/10/2020	Hired	
54-Acre Development	Development Serv	5/18/2020	10/23/2018	PD to Council 05/18/2020	2,3,4
Building Code Update	Development Serv	10/28/2019	6/4/2019	Approved O-28-19	5
Park Dedication Ordinance	Development Serv	1/25/2021	10/23/2018	PH continued to 2/22/2021	4,5
Police Department Server	PD		1/29/2021	Ordered thru TSM	1,5
Tree Mitigation Ordinance	Development Serv		2/24/2021	Approved	4,5
Kaufman Lake	Admin/PW		1/8/2019	Sold April 2021	2,4,5
Downtown Parking	Admin		1/16/2019	2 Hour Parking Signs going up	2
Fire Engine Replacement	FD	1/25/2021	1/25/2021	Lease Approved	1,5
Greenlight City/EDC Marketing	Admin/EDC		6/16/2020	Greenlight Retainer	1,2
Kaufman Square Speakers	Admin/PW	TBD	10/22/2019	Installation Complete	2,3
Fire Department 5 Year Plan	FD		8/26/2020	Presented at Council Retreat 4/2021	2,5
TIRZ #2	Admin		8/6/2020	PPFP Approved 082420	2,3,4
Tabor Parkway Expansion	PW/Admin			Complete	2,3,5
IT Services RFP	Admin		1/6/2022	Contract award 2/28/22	1,5
Marlow Development	Development Serv	4/22/2019	10/23/2018	Construction Underway	2

April 12, 2022

To: City of Kaufman

From: Ashley Berryhill, Finance Director

Re: March 2022 Demand and Response Ridership Report

TRIP INFORMATION:

	S	O	N	D	J	F	M	A	M	J	J	A	TOTAL
Trips	175	243	183	223	173	135	163						1,295
No. Service Days	21	21	20	20	20	16	23						141
Avg. Daily Trips	8.3	11.6	9.2	11.2	8.7	8.4	7.1						9.2

NO. OF TRIPS	PURPOSE
23	Adult Dayhab
0	Education
0	Government
6	Medicaid
17	Medical
78	Nutrition (Senior Center)
17	Other (adult-day care, beauty salon, friend's homes, etc.)
4	Shopping
18	Work
0	Contract Services
0	Vaccination Appointments

ELDERLY AND DISABLED RIDERSHIP	
49	Disabled Trips
88	Elderly (&/or Dis) Trips

137 E & D Total Rides

E & D Percent of Total Trips – 84%

MONTHLY UNDUPLICATED PASSENGERS
19
YEAR TO DATE UNDUPLICATED PASSENGERS
82

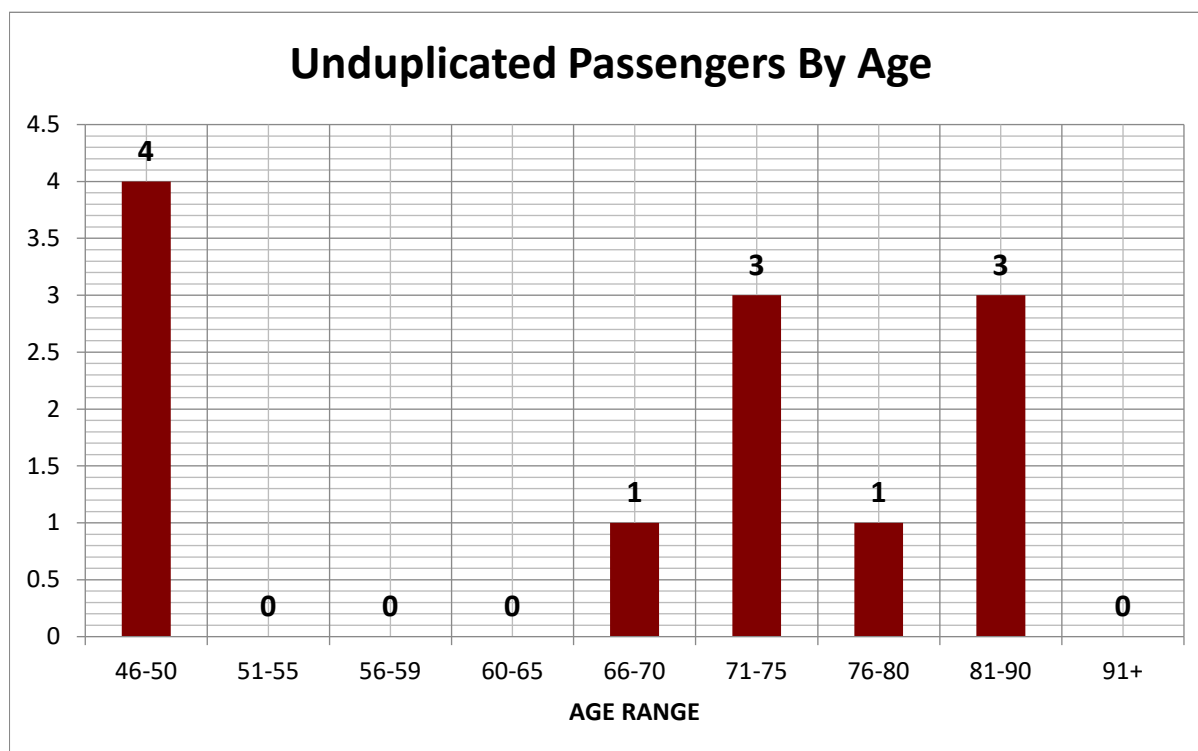


Trip Total	
KAUFMAN TO KAUFMAN	91
KAUFMAN TO OUTSIDE	72
OUTSIDE TO KAUFMAN	0

163

NOSHOW/CANCEL	48
DENIALS	6
Month to Month Unduplicated	19
YTD Unduplicated	82

March 2022 Total D & R Trips	163
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April 12, 2022

To: Kaufman County

From: Ashley Berryhill, Finance Director

Re: March 2022 Demand and Response Ridership Report

TRIP INFORMATION:

	S	O	N	D	J	F	M	A	M	J	J	A	TOTAL
Trips	1,588	1,340	1,180	1,195	1,144	993	1,623						9,063
No. Service Days	21	21	20	20	20	16	23						141
Avg. Daily Trips	75.6	63.8	59.0	59.8	57.2	62.1	70.6						64.3

	Trip Origin Total
COTTONWOOD	0
COMBINE	2
CRANDALL	91
FORNEY	330
GRAYS PRARIE	0
GUN BARRELL	0
HEARTLAND	0
KAUFMAN	163
KEMP	55
MABANK	42
OAK GROVE	0
OAK RIDGE	0
POST OAK	0
ROSSER	4
SCURRY	33
TERRELL	903
<i>Subtotal</i>	<i>1,623</i>

Terrell Senior Terraces	58
Terrell State Hospital	0

KAUFMAN COUNTY TOTALS	
TOTAL TRIPS	1,623
NO SHOW & CANCELS	478



D/R-KAUFMAN COUNTY	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	TOTALS
CHARTER	0	0	0	0	0	0	0	0	0	0	0	0	0
(UPT) Unlinked Passenger Trips	1,588	1,340	1,180	1,195	1,144	993	1,623						9,063
ADH	206	121	135	86	79	59	103						789
CONT	0	18	0	0	0	0	0						18
EDU	12	3	6	0	2	10	21						54
GOV	0	0	0	3	3	1	52						59
MDE	21	26	15	25	35	18	32						172
MED	733	757	575	583	560	481	725						4,414
NUT	194	132	199	178	163	128	236						1,230
OTH	92	78	45	75	38	43	71						442
SHP	145	76	95	91	84	88	119						698
VACC	2	0	0	0	0	0	0						2
WORK	183	129	110	154	180	165	264						1,185
	1,588	1,340	1,180	1,195	1,144	993	1,623	0	0	0	0	0	9,063
	0	0	0	0	0	0	0	0	0	0	0	0	0
KAUF DR TOTAL (+TSH, Charter)	1,588	1,340	1,180	1,195	1,144	993	1,623	0	0	0	0	0	9,063
	0	0	0	0	0	0	0	0	0	0	0	0	0

CONTRACTED SERVICES	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	TOTALS
Charter	0	0	0	0	0	0	0						0
Terrell State Hospital	0	0	0	0	0	0	0						0
Terrell Senior Terraces	46	32	58	50	42	52	58						338
Medicaid	21	26	15	25	35	18	32	0	0	0	0	0	172
Nursing Home Contracts	0	0	0	0	0	0	0						0
	67	58	73	75	77	70	90	0	0	0	0	0	510

	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	TOTALS
Adjusted Trip Total	1,521	1,282	1,107	1,120	1,067	923	1,533	0	0	0	0	0	8,553
*Trip Totals without Contracted Services													

ELDERLY AND DISABLED	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	TOTALS
> = 60	876	859	666	726	658	594	914						5,293
DIS <60	400	311	340	287	296	255	396						2,285
E & D	1,276	1,170	1,006	1,013	954	849	1,310	0	0	0	0	0	7,578
% of Trip Total	80%	87%	85%	85%	83%	85%	81%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	

	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	TOTALS
GENERAL PUBLIC	67	58	73	75	77	70	90	0	0	0	0	0	510
% of Total	4%	4%	6%	6%	7%	7%	6%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	

Subscription Trips	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	TOTALS
County Subscription Trips	1,007	836	816	820	851	727	1,158						6,215
Percent Subs of Total Trips	63%	62%	69%	69%	74%	73%	71%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	

Can/NoShow	119	94	71	99	110	85	78						656
Advanced Cancel	545	424	636	695	723	684	400						4,107
	664	518	707	794	833	769	478	0	0	0	0	0	4,763

DENIALS	113	140	198	195	139	101	55						941
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April 11, 2022

To: Kaufman County

From: Ashley Berryhill, Finance Director

Re: March 2022 STARNow – Kaufman County Ridership Report

FY2022 TRIP INFORMATION:

	S	O	N	D	J	F	M	A	M	J	J	A	TOTAL
Trips	1,364	1,390	1,405	1,378	1,262	1,132	1,549						9,480
Service Days	21	21	20	20	20	16	23						141
Avg. Daily Trips	65.0	66.2	70.3	68.9	63.1	70.8	67.3						67.2

KPIs

Completed Boardings ⓘ	Avg. Boardings Per Service Hr. ⓘ	Boarding Cancellations ⓘ	Boarding Cancellations (No-Show) ⓘ	Cancellation Percentage ⓘ	Cancellation Percentage (No Show) ⓘ	
1549	1.57	1043	92	40.24 %	3.55 %	
Total Requests ⓘ	Completed Requests ⓘ	No Drivers Available Requests ⓘ	Request Cancellations ⓘ	Request Cancellations (No Show) ⓘ	Avg. # of Requests per Rider ⓘ	Avg. Travel Duration ⓘ
2456	1442	12	1002	90	6.88	12.54 min
Avg. Travel Distance ⓘ	Mean Wait Time ⓘ	Median Wait Time ⓘ	Bookings from Admin Panel ⓘ	Bookings from Rider Mobile App ⓘ	Bookings from Rider Web ⓘ	Flag Down Bookings ⓘ
4.2 mi	42.98 min	23.12 min	84.83 %	14.98 %	0 %	0.19 %
Avg. # Riders per Request ⓘ						
1.07						

Response Summary:

	Responses	Transports	Exceptions	Compliance %	Transport %
Priority 1 <8:59	26	21	1	96%	81%
Priority 2 <11:59	49	29	0	100%	59%
Priority 3 <14:59	31	20	0	100%	65%
Emergency Transfers<0:29:59	127	124	71	44%	98%
Non-Emergency Transfers<0:15	42	42	10	76%	100%
Helicopter	24	24			
Totals	299	260		99.00%	68.16%

Transport Summary:

	Number	Percentage
Baylor Scott and White Dallas	5	2%
Baylor Scott and White Sunnyvale	6	3%
Baylor Scott and White Lakepointe Rowlett	0	0%
Baylor Scott and White Lakepointe Forney	1	0%
Childrens Medical Center	17	7%
Dallas Regional Medical Center	4	2%
Medical City Dallas	4	2%
Parkland	1	0%
Texas Health-Dallas	100	42%
Texas Health- Kaufman	44	19%
Texas Health -Plano	2	1%
Texas Health-Rockwall	2	1%
UT Health- Athens	0	0%
UT Health- Tyler	0	0%
UT Health- Cedar Creek	0	0%
VA Medical Center Dallas	2	1%
Other Hospitals	16	7%
Nursing home, residence, other	32	14%
	236	100%

	Number	% of Total
Patient Refusal/Treat No Transport	19	49%
Pt is DOS	0	0%
Cancellation- No Patient	20	51%
	39	100%

Average Response Time

City Wide--Emergency Calls

0:05:53

	Responses	Exceptions	
Last 100 Calls			
Priority 1	100	9	91%
Priority 2	100	0	100%
Priority 3	100	0	100%



FIRE DEPARTMENT MONTHLY UPDATE

MARCH 2022

In March 2022, the Kaufman Fire Department responded to 203 calls for service. (March 2021 was 184 calls)

Performed inspections on Justice center construction and Kings Fort construction

VFD received their new Brush Truck.

Several Mutual aid calls this Month

There were 3 calls that we were unable to respond to due to being tied up on other calls (EMS, accidents) and no additional personnel responded.



DEPARTMENT SNAPSHOT

MARCH 2022

March Training:

(Fire Ce's)

West fertilizer Explosion was reviewed

(EMS Ce's)

Shock and Bleeding



DEPARTMENT SNAPSHOT

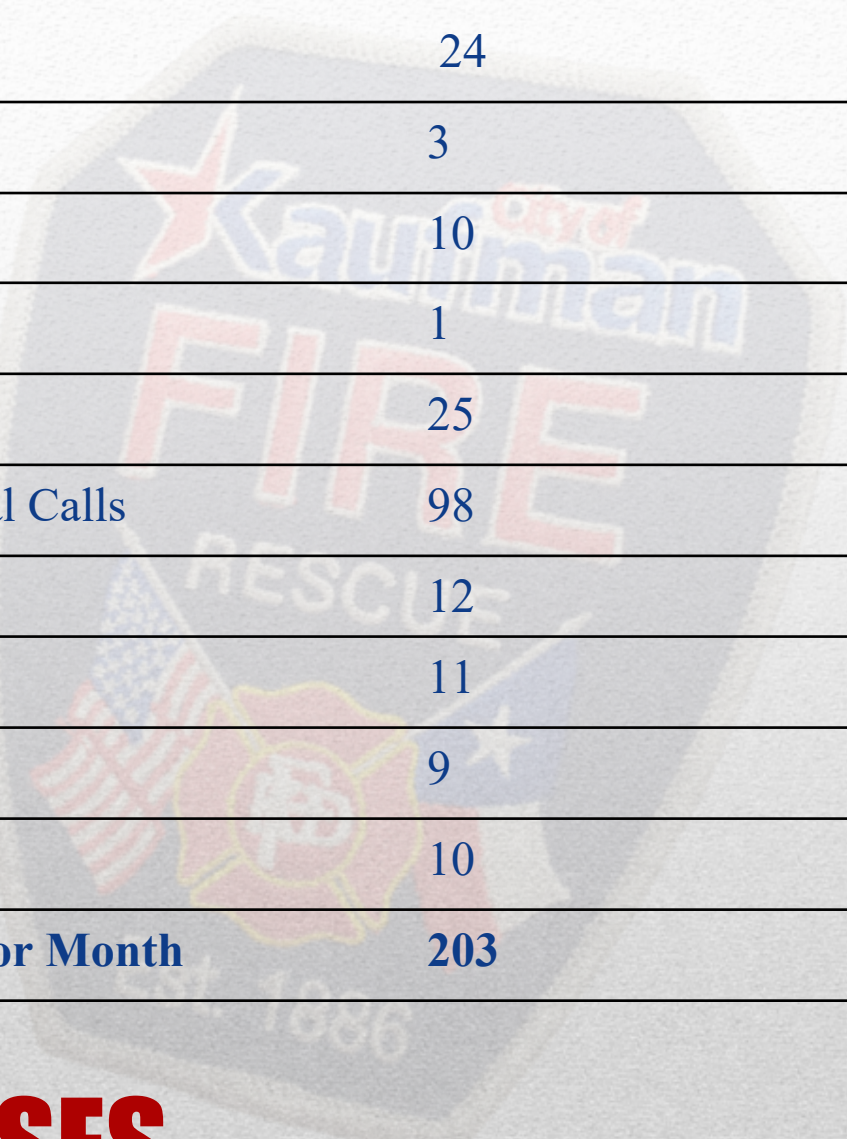
MARCH 2022

- **Incident Response Time
Monthly Average**
- **March 2022 Monthly
Average Response Time:
5 Minutes 34 Seconds
(5.34)**
- **March 2021 Monthly
Average Response Time:
5 Minutes 10 Seconds
(5.10)**



DEPARTMENT SNAPSHOT

MARCH 2022



Inspections	24
Structure Fires	3
Grass/Trash	10
Automobiles	1
Accidents	25
Emergency Medical Calls	98
Haz / Smoke Calls	12
False Alarms	11
Mutual Aid	9
Public Assist	10
Total Responses for Month	203

RESPONSES

MARCH 2022

RED = FIRE INCIDENTS/ACCIDENTS
BLUE = MEDICAL INCIDENTS
YELLOW = CANCELLED IN ROUTE

INCIDENT LOCATION MAP

MARCH 2022

KAUFMAN POLICE DEPARTMENT

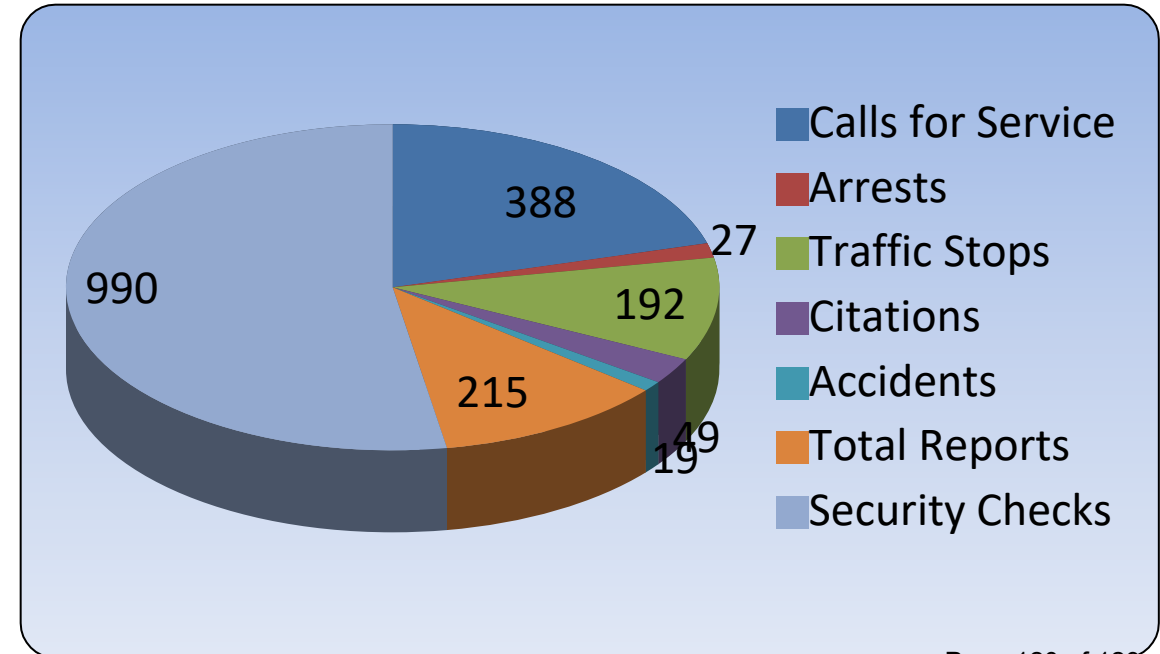
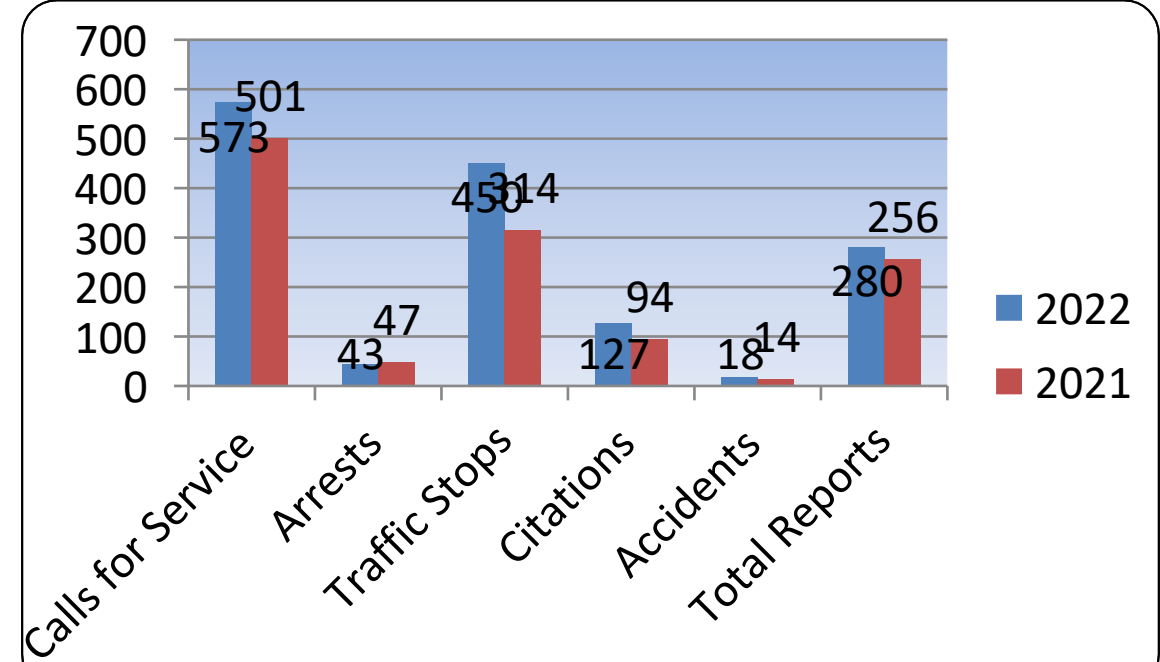
PATROL ACTIVITY MARCH 2022

March 2022, Kaufman Police Department's Patrol Division Activity:

- **573** Calls For Service, Including Accidents
- **18** Traffic Accidents
- Completed **2867** Homes, Parks, & Business Checks
- Completed **450** Traffic Stops
- Completed **237** Incident Reports
- Completed **280** Reports
- Made **43** Arrests
- Average monthly response time to calls is **4:37** minutes.

Other points of interest include:

- Utilized the radar trailer on South Washington.



Community Engagement March 2022

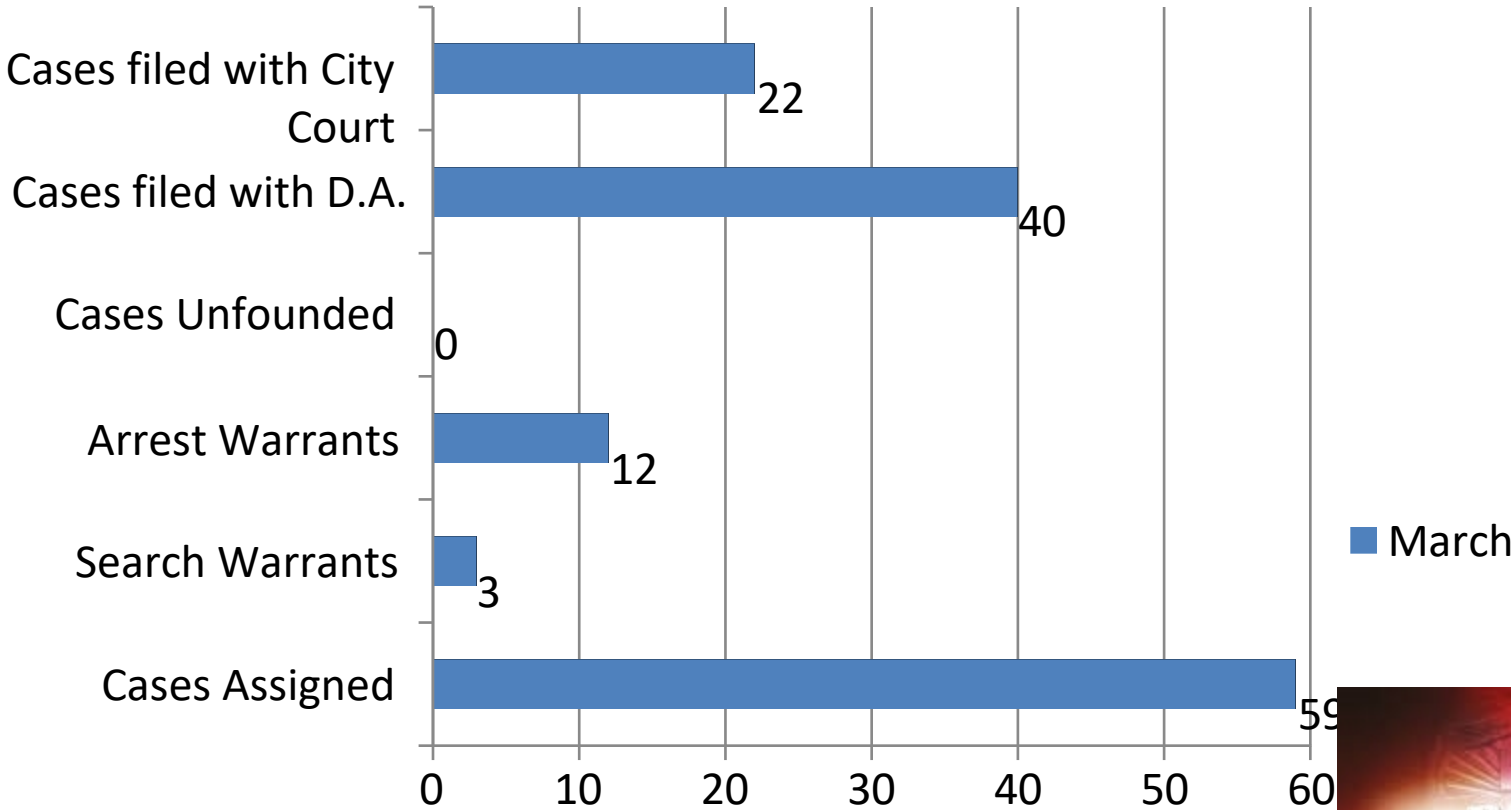
Social Media Posts, Facebook Followers 11,621.

Events attended by Kaufman Police Department employees:

- March 1st – Police Officer Applicant Boards completed.
- March 3rd -22nd - City of Kaufman Asset Auction was completed.
- March 24th -25th – Patrol Officers attended “Sonshine Preschool” for career day.
- March 27-28 – Sharna Ellis attended Kaufman County Day in Austin, TX as part of the Kaufman County Leadership Council.
- March 31st – Chief Dana Whitakers retirement celebration at the Kaufman Civic Center.



Kaufman Criminal Investigations Division
March 2022



	Cases Assigned	Search Warrants	Arrest Warrants	Cases Unfounded	Cases filed with D.A.	Cases filed with City Court
March	59	3	12	0	40	22



KAUFMAN POLICE DEPARTMENT

MARCH 2022



Year to Date - Offenses Known to Police for March 2022

Printed On: 4/7/2022

Agency: TX1290200 - KAUFMAN PD

Page 1 of 2

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Animal Cruelty, Total					-
Arson, Total					-
Assault Offenses, Total	11	7	1.25	12	-8.33%
Firearm					-
Knife	2	2	0.23		-
Other Weapons	4	3	0.45		-
Personal Weapons	5	2	0.57	12	-58.33%
Bribery, Total					-
Burglary/Breaking and Entering, Total				5	-100.00%
No Force				2	-100.00%
Force				3	-100.00%
Counterfeiting/Forgery, Total				2	-100.00%
Destruction/Damage/Vandalism of Property, Total	4		0.45	6	-33.33%
Drug/Narcotic Offenses, Total	49	45	5.57	49	0.00%
Drug Equipment Violations	17	17	1.93	14	21.43%
Drug/Narcotic Violations	32	28	3.63	35	-8.57%
Embezzlement, Total					-
Extortion/Blackmail, Total					-
Fraud Offenses, Total	1	1	0.11	5	-80.00%
False Pretense/Swindle/Confidence Game					-
Hacking/Computer Invasion					-
Identity Theft					-
Impersonation	1	1	0.11	3	-66.67%
Credit Card/Automatic Teller Machine Fraud				2	-100.00%
Welfare Fraud					-
Wire Fraud					-
Gambling Offenses, Total					-
Betting/Wagering					-
Gambling Equipment Violations					-
Operating/Promoting/Assisting Gambling					-
Homicide Offenses, Total					-
Murder and Nonnegligent Manslaughter					-
Negligent Manslaughter					-
Human Trafficking, Total					-
Human Trafficking, Commercial Sex Acts					-
Human Trafficking, Involuntary Servitude					-
Kidnapping/Abduction, Total	1		0.11		-



Year to Date - Offenses Known to Police for March 2022

Printed On: 4/7/2022

Agency: TX1290200 - KAUFMAN PD

Page 2 of 2

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Larceny/Theft Offenses, Total	9	4	1.02	29	-68.97%
Motor Vehicle Theft, Total	1		0.11	5	-80.00%
Buses					-
Automobiles				2	-100.00%
Other Motor Vehicles				1	-100.00%
Trucks	1		0.11	1	0.00%
Recreational Vehicles				1	-100.00%
Pornography/Obscene Material, Total					-
Prostitution Offenses, Total					-
Assisting or Promoting Prostitution					-
Prostitution					-
Purchasing Prostitution					-
Robbery, Total					-
Firearm					-
Personal Weapons					-
Other Weapons					-
Knife					-
Sex Offenses, Total	1		0.11	1	0.00%
Fondling	1		0.11	1	0.00%
Rape					-
Sexual Assault with an Object					-
Sodomy					-
Sex Offenses, Non-Forcible, Total					-
Incest					-
Statutory Rape					-
Stolen Property Offenses, Total	1		0.11	1	0.00%
Weapons Law Violations, Total	1	1	0.11	3	-66.67%
Group A Offense, Total	79	58	8.97	118	-33.05%
Crimes Against Person, Total	13	7	1.48	13	0.00%
Crimes Against Property, Total	16	5	1.82	53	-69.81%
Crimes Against Society, Total	50	46	5.68	52	-3.85%
Officers Killed or Assaulted YTD	2			0	-

KAUFMAN POLICE DEPARTMENT ANIMAL CONTROL REPORT MARCH 2022

March 2022, Kaufman Animal Control Responded To-

- 74 Calls For Service
- 1 Follow-up Calls
- Warnings Issued – 3
- Citations Issued – 0
- Traps Set - 3

Animals Captured

On Calls – 15

On View – 0

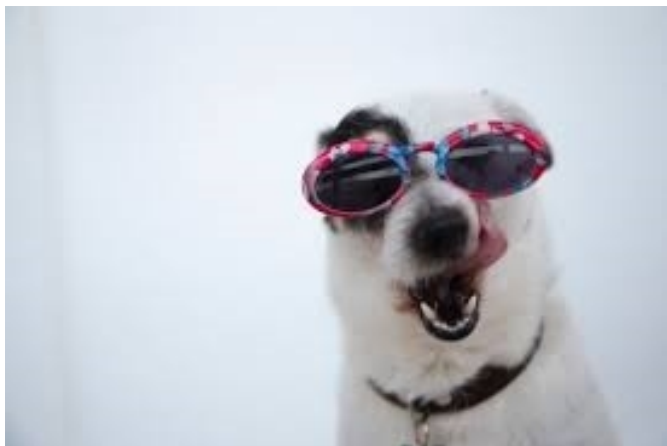
Animals Turned Over

To Owner – 1

To Humane Society – 16

Dead Animals Recovered: - 1

Non-Domestic Animals Captured – 1





Development Services
March Monthly Report
Permits Issued: 03/01/2022-03/31/2022

Permit Title	Project Address	Credential Contacts	Permit Issued Date	Valuation	Project SQ. FT.	Total Fees Collected
2022 Food Permits - Expires December 31, 2022	1 Oak Creek	Katelyn Peters (Business Manager)	03/24/2022 at 10:08 AM	\$0.00		\$260.00
2022 Food Permits - Expires December 31, 2022	102 W Fair St.	Subway (Business)	03/07/2022 at 11:04 AM	\$0.00		\$230.00
2022 Food Permits - Expires December 31, 2022	1106 S Washington St.	Catherine Garza (Business Manager)	03/17/2022 at 10:36 AM	\$0.00		\$420.00
2022 Food Permits - Expires December 31, 2022	3512 Chilmark Ct.	Denetra Prox (Business Manager)	03/29/2022 at 9:29 AM	\$0.00		\$556.00
2022 Food Permits - Expires December 31, 2022	2210 Walton Dr., # 110	Jerrell Ellis (Business Manager)	03/18/2022 at 11:46 AM	\$0.00		\$463.50
2022-012 Mobile Food Permit - Expires December 31, 2022	8145 Bruton	Artemio Alva Esponiza (Business Manager)	03/18/2022 at 2:44 PM	\$0.00		\$100.00
Alcohol Beverage Permit	1606 S Washington St.	Wade Grubbs (Business Manager)	03/15/2022 at 12:23 PM	\$0.00		\$250.00
Alcohol Beverage Permit	1107 E Mulberry St., F	Kien Pak (Business Manager)	03/15/2022 at 12:42 PM	\$0.00		\$77.25
Commercial Minor Addition, Remodel or Repair	4875 Tabor Pkwy.	Jason Squier (General Contractor)	03/25/2022 at 10:22 AM	\$12,000.00	50.00	\$237.32
Commercial Minor Addition, Remodel or Repair	825 E Fair St.	Jason Mahone (General Contractor)	03/29/2022 at 8:18 AM	\$200,000.00	20,000.00	\$3,929.07
Commercial Minor Addition, Remodel or Repair	901 E Mulberry	Jeremy McClain (General Contractor)	03/01/2022 at 10:49 AM	\$3,500.00	32.00	\$80.00
Demolition (C)	303 W Grove St.	Nelli Castillo (General Contractor)	03/22/2022 at 11:01 AM	\$4,000.00		\$103.00
Driveway, Parking Lot or Sidewalk Permit	306 Edgar St.	JACODY THOMPSON (Home Owner)	03/21/2022 at 12:50 PM	\$10,200.00		\$82.40
Electric Permit	503 N Monroe	Charles DeLuna (Electrical Contractor)	03/11/2022 at 9:54 AM	\$3,570.00		\$82.40
Electric Permit	203 E 11Th St.	Robert Bold (Electrical Contractor)	03/24/2022 at 3:48 PM	\$2,500.00		\$82.40
Fence Permit	709 Phillips Cir.	Olivia Harris (Home Owner)	03/21/2022 at 8:09 AM	\$3,000.00		\$82.40
Fence Permit	200 E 7Th St.	Tonya McFarlin (Home Owner)	03/15/2022 at 11:30 AM	\$500.00		\$82.40
Fire Alarm, Fire Lane, Fire Sprinkler, Fire Suppression (Vent-a-Hood)	2005 S Houston St.	Lon Saunders (Fire Alarm Systems)	03/03/2022 at 9:17 AM	\$5,745.12		\$103.00
Fire Alarm, Fire Lane, Fire Sprinkler, Fire Suppression (Vent-a-Hood)	2210 Walton Dr., # 110	Dave Handy (Fire Suppression)	03/25/2022 at 9:42 AM	\$1,250.00		\$148.32
Foundation Repair	506 S Jefferson	Rodrigo Ibarra Lopez (Foundation Contractor)	03/11/2022 at 11:06 AM	\$1,000.00		\$80.00
Mechanical Permit	307 W Mulberry St.	Francisco Salazar (Mechanical Contractor)	03/22/2022 at 11:54 AM	\$9,000.00		\$80.00
Plumbing Permit	1704 Rand Rd.	Zebedee Higginbotham (Plumbing Contractor)	03/08/2022 at 10:18 AM	\$17,775.00		\$82.40
Plumbing Permit	2010 Elizabeth	John Long (Plumbing Contractor)	03/07/2022 at 12:32 PM	\$2,500.00		\$82.40
Plumbing Permit	301 E 1St North St.	Steve Harris (Plumbing Contractor)	03/09/2022 at 1:40 PM	\$500.00		\$82.40
Plumbing Permit	1200 Rand Rd.	Robert Serna (Plumbing Contractor)	03/15/2022 at 11:03 AM	\$17,000.00		\$80.00
Plumbing Permit	1460 Dickerson	N/A	03/18/2022 at 10:39 AM	\$0.00		\$2,633.14
Residential Accessory/Carport Permit	1405 S Jefferson St.	Pamela Sloan - Jones (General Contractor)	03/03/2022 at 1:25 PM	\$1,400.00	200.00	\$80.00
Residential Accessory/Carport Permit	201 Wykagyl St.	Bobby Rich (Home Owner)	03/04/2022 at 2:11 PM	\$8,000.00	120.00	\$82.40
Residential Accessory/Carport Permit	802 N Dallas St.	Andrew Quist (Home Owner)	03/07/2022 at 4:07 PM	\$2,300.00	64.00	\$82.40
Residential Accessory/Carport Permit	1903 Melody Cir.	Karen Ivey (Home Owner)	03/14/2022 at 8:19 AM	\$3,000.00	64.00	\$82.40
Residential Accessory/Carport Permit	1341 Buckingham	Felipe Rendon (General Contractor)	03/17/2022 at 9:55 AM	\$1,400.00	144.00	\$80.00
Residential Addition- Concrete	706 S Jackson St.	Hugo Ramirez Jr. (General Contractor)	03/01/2022 at 2:39 PM	\$500.00		\$82.40
Residential Addition, Remodel or Repair	302 E Hickory St.	Nancy Balion (General Contractor)	03/18/2022 at 12:52 PM	\$30,000.00		\$1,314.28
Residential Addition, Remodel or Repair	1200 S Houston St.	Ronnie Sherrard (General Contractor)	03/22/2022 at 8:43 AM	\$20,000.00		\$989.83
Roof (Repair or Replace)	404 S Houston St.	Steve Carter (General Contractor)	03/14/2022 at 8:53 AM	\$10,000.00		\$80.00
Roof (Repair or Replace)	1804 S Jefferson	Janis Freeman (Property Owner)	03/18/2022 at 1:02 PM	\$6,000.00		\$80.00
Roof (Repair or Replace)	1300 Lewis Dr.	Steve Carter (General Contractor)	03/28/2022 at 9:17 AM	\$10,000.00		\$80.00
Sign Permit	710 E Highway 175	Philip Mundell (Electrical Signs)	03/03/2022 at 1:58 PM	\$4,700.00		\$267.80
Sign Permit	710 E Highway 175	Philip Mundell (Electrical Signs)	03/03/2022 at 2:00 PM	\$4,700.00		\$267.80
Sign Permit	710 E Highway 175	Philip Mundell (Electrical Signs)	03/03/2022 at 2:01 PM	\$1,800.00		\$230.72
Sign Permit	710 E Highway 175	Philip Mundell (Electrical Signs)	03/03/2022 at 2:02 PM	\$1,800.00		\$230.72
Sign Permit	710 E Highway 175	Philip Mundell (Electrical Signs)	03/03/2022 at 2:08 PM	\$1,800.00		\$230.72
Sign Permit	710 E Highway 175	Philip Mundell (Electrical Signs)	03/03/2022 at 2:09 PM	\$1,800.00		\$230.72
Sign Permit	3626 E Hwy 175	Michael Gary (Electrical Signs)	03/25/2022 at 9:38 AM	\$4,200.00		\$185.40
Sign Permit	2210 Walton Dr., # 110	James Decicco (Electrical Signs)	03/17/2022 at 10:40 AM	\$2,900.00		\$267.80
Sign Permit	2210 Walton Dr., # 110	James Decicco (Electrical Signs)	03/17/2022 at 10:40 AM	\$2,900.00		\$267.80
Sign Permit	3626 E Hwy 175	Michael Gary (Electrical Signs)	03/15/2022 at 8:33 AM	\$1,200.00		\$230.72
Sign Permit	1663 E Hwy 175	Eugene Schoenle (General Contractor)	03/18/2022 at 2:09 PM	\$2,000.00		\$296.64
Sign Permit	804 S Washington St.	Barry Barnett (Sign Contractor)	03/29/2022 at 1:34 PM	\$2,750.00		\$185.40
Sign Permit	804 S Washington St.	Barry Barnett (Sign Contractor)	03/29/2022 at 1:36 PM	\$6,500.00		\$185.40
Solar Panel Permit	401 S Dallas St.	Marc Jones (General Contractor)	03/10/2022 at 2:54 PM	\$49,245.00		\$539.90
Swimming Pool / Spa	8 CLIMBING TREE Ln.	Donovan Naras (Pool Contractors)	03/03/2022 at 2:28 PM	\$66,832.00		\$525.30
Totals				\$541,767.12	20,674.00	\$17,666.35

MAY 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 Planning & Zoning Meeting Early Voting Ends	4	5	6	7 Election Day
8	9	10 KEDC	11	12	13	14
15	16 Special City Council Meeting	17	18	19 Parks & Rec Meeting	20	21
22	23 Regular City Council Meeting	24 KKBB	25	26	27	28
29	30	31				

JUNE 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7 Planning & Zoning Meeting	8	9	10	11
12	13	14 KEDC	15	16 Parks & Rec Meeting	17	18
19	20	21	22	23	24	25
26	27 Regular City Council Meeting	28 KKBB	29	30		

JULY 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2 Red White & BOOM Event
3	4	5 Planning & Zoning Meeting	6	7	8	9
10	11	12 KEDC	13	14 Parks & Rec Meeting	15	16
17	18	19	20	21	22	23
24/31	25 Regular City Council Meeting	26 KKBB	27	28	29	30