



**AGENDA
SPECIAL CITY COUNCIL MEETING
AND BUDGET WORK SESSION
MONDAY, AUGUST 8, 2022 - 12:00 PM
KAUFMAN CIVIC CENTER
607 E. FAIR STREET
KAUFMAN, TEXAS 75142**

SPECIAL CITY COUNCIL MEETING

PLEDGE OF ALLEGIANCE

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

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

LUNCH- 12:00 P.M.

DISCUSSION/ACTION ITEMS

1. Consider and take appropriate action on the minutes from the July 25, 2022, Regular City Council meeting.
2. Consider and take appropriate action on Ordinance O-20-22, an ordinance of the City Council of the City of Kaufman, approving the 2022 Certified Property Tax Values for the City of Kaufman, Texas.
3. Consider and take appropriate action on a proposed, not to exceed, Property Tax Rate of **\$0.7999760**, calling for a public hearing on the proposed tax rate for Monday, September 12, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, and setting the date for the vote on the Property Tax Rate for Monday, September 12, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142.
4. Consider and take appropriate action on setting the date, time, and place for a public hearing regarding the City's Fiscal Year 2022-2023 Budget, for Monday, August 22, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, and setting the date for the vote on the Fiscal Year 2022-2023 Budget for Monday, September 12, 2022, at 6:00 p.m. at City

Hall, 209 S. Washington St., Kaufman, Texas 75142.

5. Consider and take appropriate action on the allocation of reserved funds from land sales for the downtown landscaping rehabilitation project and authorize a contract with TNP for design services.
6. Consider and take appropriate action to approve the Termination/Expiration of a Development Agreement between the City and Ranchland Holdings applicable to an approximate 114.8 acres of land located 4100 Vista Lane; authorizing the filing of documents in the land records; and authorizing the Mayor or designee to execute necessary documents.

EXECUTIVE SESSION

7. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person regarding: City-owned properties on Cindy Lane and N. Jackson St.

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

8. Consider and take appropriate action regarding an agreement between the City and Kaufman Economic Development Corporation transferring ownership of approximately 12 lots, (Property IDs: 60645, 60648, 60649, 60650, 60651, 60652, 60653, 60654, 60655, 60656, 60657, 60658) and the former Senior Citizen building, a property located at 112 N. Jackson St., Kaufman, Texas from the City to the KEDC for purposes of economic development and authorizing the Mayor or his designee to execute necessary documents to effect the transfer of land.

ADJOURNMENT

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

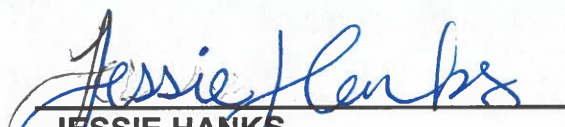
final report defining the proposed action, which will be made available to all citizens prior to the regular meeting at which citizen input is sought. The purpose of this procedure is to allow citizens attending the regular meeting the opportunity to hear the views of their fellow citizens without having to attend two meetings.

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

9. Discuss and provide direction to staff regarding the Proposed Fiscal Year 2022-2023 City of Kaufman Budget.

ADJOURNMENT

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 4:30 P.M. ON TUESDAY, AUGUST 2, 2022, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.


JESSIE HANKS
CITY SECRETARY



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

THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-932-2216 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE TIME OF THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.



Meeting Date: 8/8/2022 Date: 07/26/2022

Item #: 1.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the minutes from the July 25, 2022, Regular City Council meeting.

BACKGROUND:

Attached are the minutes for review.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the minutes from the July 25, 2022, Regular City Council meeting.

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



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, JULY 25, 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 6:00 PM. Councilmembers present were Jeff Jordan, Patty Patterson, Carole Aga, Lisa Parker, Charles Gillenwater, and Quattro Borders. Mayor Pro-Tem Matt Phillips was absent. Mayor Jordan declared a quorum present. Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Attorney Patricia Adams, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Planning Manager Andrew Bogda, Streets Superintendent Cris Murry, Police Chief Les Edwards, and Fire Captain Jeremy Hatcher.

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.**

Stephanie Rawlinson, 6211 CR 1521, Kaufman, Texas 75142, gave a presentation expressing her concerns about the Kaufman Youth Football Association (KYFA) practice conditions. She showed the Council pictures of the property the organization currently practices on. She asked the Council for guidance on how to get a safe practice facility and to add football fields to the Sports Complex.

Mason Wall, 6120 Crest Lane, Kaufman, Texas 75142, stated he is the commissioner for the KYFA, which has around 200 athletes in the organization. He informed the Council his organization is looking for the city to help with getting a safe practice facility for the organization to utilize.

Emalie Wall, 6120 Crest Lane, Kaufman, Texas 75142, expressed her concerns about the current condition of the field that the KYFA practices on. She outlined the injuries that had occurred throughout the previous season. She informed the Council about her frustration and fear regarding the practice conditions.

PRESENTATION

1. Business of the Month- KLLM Transport

Mr. McGregor presented the Business of the Month for July to KLLM Transport. He gave a brief summary and the history of the company.

James Richards, President and Chief Executive Officer of KLLM Transport, thanked the Council for the recognition of the benefits his company provides for the community. He announced he would like to donate \$25,000 to help improve the facilities for the KYFA.

2. PACE Financing Annual Report

Glenn Silva, Chief Operating Officer with Lone Star PACE, presented the annual financing report. He highlighted the project the company has completed this year. He outlined the environmental impact of the five (5) completed projects. He emphasized the importance of PACE financing and the benefits of the program.

CONSENT AGENDA

3. Consider and take appropriate action on the minutes from the June 27, 2022, Regular City Council meeting.
4. Consider and take appropriate action on the minutes from the July 14, 2022, Joint City Council, KEDC, and KISD Board of Trustee meeting.
5. Consider and take appropriate action on Resolution R-23-22, a resolution of the City Council of the City of Kaufman, Texas, approving the annual review of the City of Kaufman Investment Policy pursuant to the Public Funds Investment Act; approving the adoption of an amended City of Kaufman Investment Policy; and providing for an effective date.
6. Consider and take appropriate action on Resolution R-24-22, a resolution of the City Council of the City of Kaufman, Texas, approving the annual review of the City of Kaufman Purchasing Policy Guidelines ("Purchasing Policy"); and providing an effective date.
7. Consider and take appropriate action on Resolution R-25-22, a resolution of the City Council of the City of Kaufman, Texas, approving and implementing a Records Management Policy; designating the City Secretary as the City of Kaufman's Records Management Officer and Custodian of Records; and providing an effective date.
8. Consider and take appropriate action on Resolution R-26-22, 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 at the Kaufman Sports Complex for the 2022 Kaufman Harvest Fest Event; and providing an effective date.
9. Consider and take appropriate action on Resolution R-27-22, 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 portions of SH 243 (one-way traffic operation around the Kaufman County Courthouse), Business SH-34 (S. Washington Street from E. Mulberry St. to US 175) and East Fair Street (Westbound US 175 Frontage road from Bypass-34 to S. Washington St.) on Saturday, October 22, 2022, from 7:00 a.m. until 11:00 a.m. for the purpose of the 2022 Kaufman Harvest Fest Parade; and providing for an effective date.
10. Consider and take appropriate action on Resolution R-28-22, 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, October 22, 2022, from 6:00 a.m. until 3:30 p.m. for the 2022 Kaufman Harvest Fest Event; and providing an effective date.

Councilmember Patterson made a motion to approve Consent Agenda items 3-10 as presented. The motion was seconded by Councilmember Parker and passed 6/0.

END OF CONSENT AGENDA

PUBLIC HEARING

11. Conduct a public hearing on the levy of assessments for authorized improvements for the Kaufman Public Improvement District No. 2, including an assessment plan and an assessment roll for an approximate 17.48 acres of real property identified as Prairie Creek Estates Phase III, located within the City of Kaufman, Texas.

- a. Presentation.

Mr. Slye presented the Prairie Creek Phase III development and the levy of the assessment for PID #2. He informed the Council about the total cost for public improvements and the payout for the PID.

- b. Public Hearing.

Mayor Jordan opened the public hearing at 6:38 PM.

There being no speakers present, Mayor Jordan closed the public hearing at 6:39 PM.

DISCUSSION/ACTION ITEMS

12. Consider and take appropriate action on Resolution R-29-22, a resolution of the City Council of the City of Kaufman, Texas, approving a reimbursement agreement for the Kaufman Public Improvement District No. 2; and providing an effective date.

Councilmember Aga made a motion to approve Resolution R-29-22 as presented. The motion was seconded by Councilmember Parker and passed 6/0.

13. Consider and take appropriate action on Ordinance O-18-22, an ordinance of the City Council of the City of Kaufman, Texas, approving a Service and Assessment Plan and assessment roll for authorized improvements for the Kaufman Public Improvement District No. 2 (the "District") for an approximate 17.48 acres of real property identified as Prairie Creek Estates Phase III; making a finding of special benefit to certain property in the District; levying assessments against certain property within the District and establishing a lien on such property; providing for payment of the assessment in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the assessments; providing penalties and interest on delinquent assessments; providing for severability and providing an effective date.

Councilmember Gillenwater made a motion to approve Ordinance O-18-22 as presented. The motion was seconded by Councilmember Patterson and passed 6/0.

14. Consider and take appropriate action on Ordinance O-19-22, an ordinance of the City Council of the City of Kaufman, Texas, providing for the release of a portion of the City's Extraterritorial Jurisdiction ("ETJ") and reduction thereof to exclude parcels identified in Exhibit "A" to the Ordinance (Kaufman County Property ID Numbers 216709, 178171, 3536, and 3533) updating the official City Boundary Map to reflect the reduction in ETJ.

Mr. Bogda informed the Council about the request from two (2) property owners who requested to be released from the City's ETJ for the purpose of being annexed into the City of Scurry.

Councilmember Patterson made a motion to approve Ordinance O-19-22 as presented. The motion was seconded by Councilmember Aga and passed 6/0.

15. Discussion regarding a proposed cost of living increase to the City of Kaufman's Compensation and Step Schedule.

Mr. Slye informed the Council about the current approved compensation and step schedule for the city employees. Due to inflation, he wanted to discuss with the Council regarding a proposed cost of living increase to the step-pay plan. He presented the estimated increase to the city's budget with various percentage increases. There were discussions regarding the potential effect on the tax rate, the impact on the budget, and the potential of adding new positions.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

16. Receive an update and discussion regarding the following:
 - a. Mural Ordinance Update
 - b. Budget Workshop- August 8th at 12 PM
 - c. Discussion Items Report (DIR)
 - d. STAR Transit Ridership Report- June 2022
 - e. Careflite Compliance Report- June 2022
 - f. Fire Department Monthly Report- June 2022
 - g. Police Department Monthly Report- June 2022
 - h. Development Services Monthly Report- June 2022
 - i. Monthly Calendars Attached

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

EXECUTIVE SESSION

Mayor Jordan adjourned into executive session at 7:04 PM

17. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
- a. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person regarding: Melody Circle, Lot 15; Cooperative projects and public funds

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 7:26 PM.

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

Councilmember Parker made a motion to authorize the City Manager to take the necessary action to purchase lot 15 of Melody Circle with terms as discussed in the Executive Session and execute necessary documents. The motion was seconded by Councilmember Patterson and passed 6/0.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:26 PM.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY



Meeting Date: 8/8/2022 Date: 07/12/2022

Item #: 2.

Dept.: Finance

Ordinance

SUBJECT:

Consider and take appropriate action on Ordinance O-20-22, an ordinance of the City Council of the City of Kaufman, approving the 2022 Certified Property Tax Values for the City of Kaufman, Texas.

BACKGROUND:

Upon approval of the City Council, the Certified Tax Values for 2022 will be formally adopted. Section 26.09(e) of the Texas Property Tax Code requires approval of the Certified Tax Values. For 2022, the Kaufman County Appraisal District reports certified values of **\$635,604,820.00.**

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Ordinance O-20-22 as presented.

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

ORDINANCE NO. O-20-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS APPROVING THE 2022 CERTIFIED PROPERTY TAX VALUES FOR THE CITY OF KAUFMAN, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1 INCORPORATION OF PREMISES

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

SECTION 2 APPROVAL OF 2021 CERTIFIED PROPERTY TAX VALUES

That the City Council hereby approves the 2022 Certified Property Tax Values for the City of Kaufman, Texas in the amount of \$635,604,820.00, as submitted by the Kaufman County Appraisal District to the City, attached hereto as Exhibit A and incorporated as if set forth fully herein.

SECTION 3 SEVERABILITY CLAUSE

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

SECTION 4 EFFECTIVE DATE

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

PASSED AND APPROVED this 8th day of August, 2022.

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**PATRICIA A. ADAMS
CITY ATTORNEY**

Exhibit A
2022 Certified Property Tax Values

STATE OF TEXAS
COUNTY OF KAUFMAN

PROPERTY TAX CODE, SECTION 26.01(a)

CERTIFICATION OF APPRAISAL ROLL

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

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

Enclosed:

Certification form
2022 Values with exemptions
Effective tax rate assumptions
Top ten taxpayers list
2021 Lawsuit Gain/Loss Report
2021 current values

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

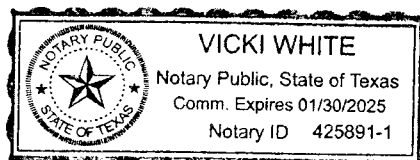
Approval of the appraisal records by the Kaufman Central Appraisal District Appraisal Review Board occurred on the 20th day of July, 2022.


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

Sworn and subscribed before me this 21ST day of July 2022.


Notary Public of the State of Texas

January 30, 2025
Commission Expires



Property Count: 3,495

CK - CITY OF KAUFMAN
ARB Approved Totals

7/21/2022

6:55:35AM

Land		Value			
Homesite:		74,419,100			
Non Homesite:		170,377,624			
Ag Market:		29,089,645			
Timber Market:		0	Total Land	(+)	273,886,369
Improvement		Value			
Homesite:		235,466,096			
Non Homesite:		374,303,244	Total Improvements	(+)	609,769,340
Non Real	Count	Value			
Personal Property:	516	88,623,934			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	88,623,934
			Market Value	=	972,279,643
Ag	Non Exempt	Exempt			
Total Productivity Market:	27,963,180	1,126,465			
Ag Use:	224,516	6,338	Productivity Loss	(-)	27,738,664
Timber Use:	0	0	Appraised Value	=	944,540,979
Productivity Loss:	27,738,664	1,120,127	Homestead Cap	(-)	91,589,012
			Assessed Value	=	852,951,967
			Total Exemptions Amount (Breakdown on Next Page)	(-)	217,347,147
			Net Taxable	=	635,604,820

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	6,133,045	6,133,045	38,445.76	38,445.76	57		
OV65	55,941,140	48,595,730	298,118.14	300,167.87	389		
Total	62,074,185	54,728,775	336,563.90	338,613.63	446	Freeze Taxable	(-) 54,728,775
Tax Rate	0.7999760						
						Freeze Adjusted Taxable	= 580,876,045

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 4,983,432.85 = 580,876,045 * (0.7999760 / 100) + 336,563.90

Certified Estimate of Market Value: 972,279,643
 Certified Estimate of Taxable Value: 635,604,820

Tif Zone Code	Tax Increment Loss
TRZ3	61,143,438
TRZ3A	17,853,327
TRZ3B	0
Tax Increment Finance Value:	78,996,765
Tax Increment Finance Levy:	631,955.16

2022 CERTIFIED TOTALS

Property Count: 3,495

CK - CITY OF KAUFMAN
ARB Approved Totals

7/21/2022

6:56:04AM

Exemption Breakdown

Exemption	Count	Local	State	Total
CHODO	2	2,567,280	0	2,567,280
DP	59	0	0	0
DV1	5	0	32,000	32,000
DV2	1	0	7,500	7,500
DV3	2	0	20,000	20,000
DV4	32	0	180,000	180,000
DV4S	5	0	36,000	36,000
DVHS	18	0	2,935,866	2,935,866
DVHSS	2	0	303,202	303,202
EX-XL	18	0	3,422,846	3,422,846
EX-XU	2	0	634,260	634,260
EX-XV	186	0	201,061,598	201,061,598
EX-XV (Prorated)	3	0	79,548	79,548
EX366	94	0	86,262	86,262
OV65	418	5,915,034	0	5,915,034
OV65S	3	45,000	0	45,000
PC	1	543	0	543
SO	1	20,208	0	20,208
Totals		8,548,065	208,799,082	217,347,147

2022 CERTIFIED TOTALS

Property Count: 215

CK - CITY OF KAUFMAN
Under ARB Review Totals

7/21/2022

6:55:35AM

Land		Value			
Homesite:		3,899,358			
Non Homesite:		8,731,213			
Ag Market:		869,427			
Timber Market:		0	Total Land	(+)	13,499,998
Improvement		Value			
Homesite:		12,262,958			
Non Homesite:		17,973,674	Total Improvements	(+)	30,236,632
Non Real	Count	Value			
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	43,736,630
Ag	Non Exempt	Exempt			
Total Productivity Market:	869,427	0			
Ag Use:	6,194	0	Productivity Loss	(-)	863,233
Timber Use:	0	0	Appraised Value	=	42,873,397
Productivity Loss:	863,233	0			
			Homestead Cap	(-)	3,930,942
			Assessed Value	=	38,942,455
			Total Exemptions Amount (Breakdown on Next Page)	(-)	212,000
			Net Taxable	=	38,730,455

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	245,046	245,046	1,568.28	1,568.28	2		
OV65	2,685,231	2,508,231	15,832.71	15,832.71	12		
Total	2,930,277	2,753,277	17,400.99	17,400.99	14	Freeze Taxable	(-) 2,753,277
Tax Rate	0.7999760						
						Freeze Adjusted Taxable	= 35,977,178

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 305,209.78 = 35,977,178 * (0.7999760 / 100) + 17,400.99

Certified Estimate of Market Value: 29,342,172
 Certified Estimate of Taxable Value: 27,709,114

Tif Zone Code	Tax Increment Loss
TRZ3	484,462
TRZ3A	80,794
Tax Increment Finance Value:	565,256
Tax Increment Finance Levy:	4,521.91

2022 CERTIFIED TOTALS

Property Count: 215

CK - CITY OF KAUFMAN
Under ARB Review Totals

7/21/2022

6:56:04AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	2	0	0	0
DV1	1	0	5,000	5,000
DV4S	1	0	12,000	12,000
OV65	14	195,000	0	195,000
Totals		195,000	17,000	212,000

2022 CERTIFIED TOTALS

Property Count: 3,710

CK - CITY OF KAUFMAN

Grand Totals

7/21/2022

6:55:35AM

Land		Value			
Homesite:		78,318,458			
Non Homesite:		179,108,837			
Ag Market:		29,959,072			
Timber Market:		0	Total Land	(+)	287,386,367
Improvement		Value			
Homesite:		247,729,054			
Non Homesite:		392,276,918	Total Improvements	(+)	640,005,972
Non Real		Count	Value		
Personal Property:	516		88,623,934		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	88,623,934
					1,016,016,273
Ag	Non Exempt	Exempt			
Total Productivity Market:	28,832,607	1,126,465			
Ag Use:	230,710	6,338	Productivity Loss	(-)	28,601,897
Timber Use:	0	0	Appraised Value	=	987,414,376
Productivity Loss:	28,601,897	1,120,127			
			Homestead Cap	(-)	95,519,954
			Assessed Value	=	891,894,422
			Total Exemptions Amount (Breakdown on Next Page)	(-)	217,559,147
			Net Taxable	=	674,335,275

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	6,378,091	6,378,091	40,014.04	40,014.04	59		
OV65	58,626,371	51,103,961	313,950.85	316,000.58	401		
Total	65,004,462	57,482,052	353,964.89	356,014.62	460	Freeze Taxable	(-) 57,482,052
Tax Rate	0.7999760						
						Freeze Adjusted Taxable	= 616,853,223

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
5,288,642.63 = 616,853,223 * (0.7999760 / 100) + 353,964.89

Certified Estimate of Market Value: 1,001,621,815
Certified Estimate of Taxable Value: 663,313,934

Tif Zone Code	Tax Increment Loss
TRZ3	61,627,900
TRZ3A	17,934,121
TRZ3B	0
Tax Increment Finance Value:	79,562,021
Tax Increment Finance Levy:	636,477.07

2022 CERTIFIED TOTALS

Property Count: 3,710

CK - CITY OF KAUFMAN
Grand Totals

7/21/2022

6:56:04AM

Exemption Breakdown

Exemption	Count	Local	State	Total
CHODO	2	2,567,280	0	2,567,280
DP	61	0	0	0
DV1	6	0	37,000	37,000
DV2	1	0	7,500	7,500
DV3	2	0	20,000	20,000
DV4	32	0	180,000	180,000
DV4S	6	0	48,000	48,000
DVHS	18	0	2,935,866	2,935,866
DVHSS	2	0	303,202	303,202
EX-XL	18	0	3,422,846	3,422,846
EX-XU	2	0	634,260	634,260
EX-XV	186	0	201,061,598	201,061,598
EX-XV (Prorated)	3	0	79,548	79,548
EX366	94	0	86,262	86,262
OV65	432	6,110,034	0	6,110,034
OV65S	3	45,000	0	45,000
PC	1	543	0	543
SO	1	20,208	0	20,208
Totals		8,743,065	208,816,082	217,559,147

2022 CERTIFIED TOTALS

Property Count: 3,710

CK - CITY OF KAUFMAN
Effective Rate Assumption

7/21/2022

6:56:04AM

New Value

TOTAL NEW VALUE MARKET:	\$21,436,096
TOTAL NEW VALUE TAXABLE:	\$21,184,737

New Exemptions

Exemption	Description	Count		
EX-XL	11,231 Organizations Providing Economic Devt	2	2021 Market Value	\$82,361
EX-XV	Other Exemptions (including public property, r	3	2021 Market Value	\$463,230
EX366	HOUSE BILL 366	64	2021 Market Value	\$80,619
ABSOLUTE EXEMPTIONS VALUE LOSS				\$626,210

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	1	\$0
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV4	Disabled Veterans 70% - 100%	2	\$0
DVHS	Disabled Veteran Homestead	1	\$29,636
OV65	OVER 65	27	\$385,150
PARTIAL EXEMPTIONS VALUE LOSS		32	\$419,786
NEW EXEMPTIONS VALUE LOSS			\$1,045,996

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$1,045,996

New Ag / Timber Exemptions**New Annexations**

Count	Market Value	Taxable Value
9	\$19,449,310	\$324,556

New Deannexations**Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,289	\$235,130	\$74,053	\$161,077
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,276	\$234,298	\$73,662	\$160,636

2022 CERTIFIED TOTALSCK - CITY OF KAUFMAN
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
215	\$43,736,630.00	\$27,709,114

For Entity : CITY OF KAUFMAN

Year: 2022

State Code: <ALL>

Owner ID Taxpayer Name

Market Value

Taxable Value

206801	ITS EQUIPMENT LEASING & MAINTENANCE LLC	\$19,308,091	\$19,308,091
239328	PLUM TREE APARTMENTS LP	\$12,489,120	\$12,489,120
160705	JWS LAND LTD	\$10,953,049	\$9,544,424
226271	MICA STEELWORKS, INC	\$9,416,725	\$9,416,725
39391	WAL-MART REAL ESTATE BUSINESS TRUST	\$9,075,520	\$9,075,520
193886	BWR APARTMENTS LP	\$8,714,613	\$8,714,613
226294	TABLES MANUFACTURING INC	\$6,280,646	\$6,280,646
24594	WAL-MART STORES 01-265	\$5,578,808	\$5,578,808
28344	BROOKSHIRE GROCERY CO	\$5,375,531	\$5,375,531
226277	KOLDER INC	\$5,254,739	\$5,254,739

Lawsuit Gain/Loss Report

7/20/2022 10:12:46AM

For Year 2020

Page: 1

Entity	Name	Assessed Value	Final Value	Gain/Loss
3F	KC ESD #3 (TERRELL)	805,000	784,400	20,600
4F	KC ESD #4 (KEMP)	13,155,560	12,000,000	1,155,560
5F	KC ESD #5 (SCURRY)	595,090	595,090	0
6F	KC ESD #6 (FORNEY)	5,000,000	320,600	4,679,400
CF	CITY OF FORNEY	106,060,960	93,034,706	13,026,254
CK	CITY OF KAUFMAN	8,635,972	8,635,972	0
CP	CITY OF KEMP	1,050,000	710,000	340,000
CT	CITY OF TERRELL	69,382,880	64,238,000	5,144,880
KC	KAUFMAN COUNTY	204,685,462	180,318,768	24,366,694
RB	ROAD & BRIDGE	204,685,462	180,318,768	24,366,694
SF	FORNEY ISD	111,060,960	93,355,306	17,705,654
SK	KAUFMAN ISD	8,635,972	8,635,972	0
SP	KEMP ISD	14,205,560	12,710,000	1,495,560
SS	SCURRY-ROSSER ISD	595,090	595,090	0
ST	TERRELL ISD	70,187,880	65,022,400	5,165,480
TV	TRINITY VALLEY CC	93,624,502	86,963,462	6,661,040
2020 Totals:		912,366,350	808,238,534	104,127,816
Report Totals:		912,366,350	808,238,534	104,127,816

Lawsuit Gain/Loss Report

7/20/2022 10:11:16AM

For Year 2021

Page: 1

Entity	Name	Assessed Value	Final Value	Gain/Loss
6F	KC ESD #6 (FORNEY)	803,100	525,000	278,100
CF	CITY OF FORNEY	63,250,000	54,550,000	8,700,000
CK	CITY OF KAUFMAN	2,311,693	1,800,000	511,693
CT	CITY OF TERRELL	43,843,578	36,800,000	7,043,578
KC	KAUFMAN COUNTY	110,208,371	93,675,000	16,533,371
RB	ROAD & BRIDGE	110,208,371	93,675,000	16,533,371
SF	FORNEY ISD	64,053,100	55,075,000	8,978,100
SK	KAUFMAN ISD	2,311,693	1,800,000	511,693
ST	TERRELL ISD	43,843,578	36,800,000	7,043,578
TV	TRINITY VALLEY CC	46,155,271	38,600,000	7,555,271
2021 Totals:		486,988,755	413,300,000	73,688,755
Report Totals:		486,988,755	413,300,000	73,688,755

2021 CERTIFIED TOTALS

Property Count: 3,557

CK - CITY OF KAUFMAN

Grand Totals

7/20/2022

10:17:13AM

Land		Value			
Homesite:		54,655,320			
Non Homesite:		128,072,660			
Ag Market:		20,875,758			
Timber Market:		0	Total Land	(+)	203,603,738
Improvement		Value			
Homesite:		210,333,218			
Non Homesite:		304,469,388	Total Improvements	(+)	514,802,606
Non Real		Count	Value		
Personal Property:	511		78,408,214		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					78,408,214
					796,814,558
Ag		Non Exempt	Exempt		
Total Productivity Market:	20,875,758		0		
Ag Use:	204,599		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	20,671,159		0		776,143,399
				Homestead Cap	(-)
					48,493,465
				Assessed Value	=
					727,649,934
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	183,249,570
				Net Taxable	=
					544,400,364

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	5,842,043	5,842,043	39,977.80	39,977.80	61		
OV65	51,928,609	44,686,485	301,051.54	302,066.86	386		
Total	57,770,652	50,528,528	341,029.34	342,044.66	447	Freeze Taxable	(-)
Tax Rate	0.7999760						50,528,528
						Freeze Adjusted Taxable	=
							493,871,836

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 4,291,885.50 = 493,871,836 * (0.7999760 / 100) + 341,029.34

Certified Estimate of Market Value: 796,814,558
 Certified Estimate of Taxable Value: 544,400,364

Tif Zone Code	Tax Increment Loss
TRZ3	39,708,278
TRZ3A	13,262,787
TRZ3B	0
Tax Increment Finance Value:	52,971,065
Tax Increment Finance Levy:	423,755.81

2021 CERTIFIED TOTALS

Property Count: 3,557

CK - CITY OF KAUFMAN

Grand Totals

7/20/2022

10:17:20AM

Exemption Breakdown

Exemption	Count	Local	State	Total
CHODO	2	2,129,890	0	2,129,890
DP	65	0	0	0
DV1	5	0	32,000	32,000
DV2	1	0	7,500	7,500
DV3	3	0	30,000	30,000
DV4	31	0	192,000	192,000
DV4S	6	0	48,000	48,000
DVHS	19	0	2,602,876	2,602,876
DVHSS	2	0	275,638	275,638
EX-XG	1	0	350,647	350,647
EX-XL	17	0	2,471,527	2,471,527
EX-XL (Prorated)	1	0	25,506	25,506
EX-XU	2	0	597,874	597,874
EX-XV	186	0	168,297,635	168,297,635
EX-XV (Prorated)	1	0	65,205	65,205
EX366	32	0	6,901	6,901
OV65	427	6,062,167	0	6,062,167
OV65S	2	30,000	0	30,000
PC	1	493	0	493
SO	1	23,711	0	23,711
Totals		8,246,261	175,003,309	183,249,570



Meeting Date: 8/8/2022 Date: 07/12/2022

Item #: 3.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on a proposed, not to exceed, Property Tax Rate of **\$0.7999760**, calling for a public hearing on the proposed tax rate for Monday, September 12, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, and setting the date for the vote on the Property Tax Rate for Monday, September 12, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142.

BACKGROUND:

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

The dates set for the Public Hearing are: Monday, September 12, 2022, Special City Council Meeting

The date set for the Record Vote is: Monday, September 12, 2022, Special City Council Meeting

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends setting the Public Hearing for Monday, September 12, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., and setting the date for the record vote for Monday, September 12, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St.

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



Meeting Date: 8/8/2022 Date: 07/12/2022

Item #: 4.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on setting the date, time, and place for a public hearing regarding the City's Fiscal Year 2022-2023 Budget, for Monday, August 22, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, and setting the date for the vote on the Fiscal Year 2022-2023 Budget for Monday, September 12, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142.

BACKGROUND:

As required by law, the City Council has to hold a public hearing on the proposed budget for the fiscal year 2023, prior to approving and adopting the budget. In addition, the Council is required to set the date, time, and place for the record vote on the FY 23 Budget.

The date set for the Public Hearing is: Monday, August 22, 2022, Regular City Council Meeting

The date set for the Record Vote is: Monday, September 12, 2022, Special City Council Meeting

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends setting the public hearing for Monday, August 22, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., and setting the date for the record vote for Monday, September 12, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St.

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

**CITY OF KAUFMAN
NOTICE
PUBLIC HEARING**

The City Council of the City of Kaufman will hold a Public Hearing to consider the proposed Fiscal Year 2022-2023 Budget at Kaufman City Hall, 209 S. Washington St., Kaufman, Texas on Monday, August 22, 2022, at 6:00 p.m. in accordance with V.T.C.A. Local Government Code Section 1102.006. Interested citizens are encouraged to attend and express their opinions.



Meeting Date: 8/8/2022 Date: 07/26/2022

Item #: 5.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the allocation of reserved funds from land sales for the downtown landscaping rehabilitation project and authorize a contract with TNP for design services.

BACKGROUND:

The city has received approximately \$609,000 from the sale of the Borders & Long 2 acre sale and the 15-acre sale to Kaufman County. Those funds have been booked in a restricted account. The city is partnering with Kaufman County to renovate the downtown square. The Opinion of Probable Costs (OPC) from TNP for this project is \$390,900. The County has agreed to pay 50%.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Recommend transferring \$250,000 from land sale proceeds to fund the Downtown Renovation Project.

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



Meeting Date: 8/8/2022 Date: 07/29/2022

Item #: 6.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action to approve the Termination/Expiration of a Development Agreement between the City and Ranchland Holdings applicable to an approximate 114.8 acres of land located 4100 Vista Lane; authorizing the filing of documents in the land records; and authorizing the Mayor or designee to execute necessary documents.

BACKGROUND:

This action would terminate an existing Developers Agreement with Ranchland Holdings regarding public improvements related to the development of the Bridgewood Ranch Apartments property. The agreement was approved by the City in July of 2001 and the conditions in the agreement for termination have been met. This action will allow the property to sell and clear up an outstanding issue with the Tile Company.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the termination/expiration of a Development Agreement with Ranchland Holdings.

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

TERMINATION OF DEVELOPMENT AGREEMENT

STATE OF TEXAS }
 }
COUNTY OF KAUFMAN }

WHEREAS, the City of Kaufman, Texas (the "City") and Ranchland Holdings, Ltd., a Texas limited partnership, did execute that certain Development Agreement (the "Agreement") dated July 9, 2001, filed for record on August 10, 2001, in Volume 1802, Page 86, Real Property Records of Kaufman County, Texas, with respect to and encumbering certain real property lying and being situated in Kaufman County, Texas, and being more particularly described in the Agreement (the "Property"); and,

WHEREAS, the Agreement provides in Section 16 thereof that the Agreement shall expire ten (10) years from either (i) the date the first certificate of occupancy is issued by the City for any structure located on the Property, or (ii) the date of the City's adoption of an impact fee ordinance, pursuant to Chapter 395 of the Texas Local Government Code, whichever occurs last; and,

WHEREAS, the City has confirmed that more than ten (10) years have elapsed since the first certificate of occupancy was issued by the City for a structure located on the Property, and more than ten (10) years have elapsed since City adopted an impact fee ordinance, pursuant to Chapter 395 of the Texas Local Government Code;

NOW, THEREFORE, for and in consideration of the receipt of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, the City does hereby confirm that the Agreement has expired, is terminated and is of no further force or effect.

[Execution Page Follows]

Executed as of the _____ day of August, 2022.

City of Kaufman, Texas

By: _____
Mike Slye, City Manager

STATE OF TEXAS }
 }
COUNTY OF KAUFMAN }

 This instrument was acknowledged before me by
_____, _____
of the City of Kaufman, Texas.

 Given Under My Hand and Seal of Office this _____ day of
August, 2022.

Notary Public for the State of Texas

My Commission Expires:

8/23

STATE OF TEXAS)
)
COUNTY OF KAUFMAN)

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into this 9th day of July, 2001, by and between the City of Kaufman, Texas (the "City"), and Ranchland Holdings, Ltd., a Texas limited partnership ("Developer").

WITNESSETH:

WHEREAS, Developer is both developing and constructing a mixed use development on approximately 114 acres located on State Highway 34 in the southern sector of the City; and

WHEREAS, the property to which this Agreement applies is described in attached Exhibit A, incorporated by reference; and

WHEREAS, Developer will construct capital improvements or facility expansions, as defined in Section 395.001 of the Texas Local Government Code, as amended, that in all likelihood will benefit areas of the City other than Developer's mixed use development and which may be impact fee-eligible in the event the City adopts an impact fee ordinance pursuant to statutory authority contained in Chapter 395 of the Texas Local Government Code; and

WHEREAS, Developer and City wish to delineate certain terms and conditions of the proposed development and acknowledge that other terms and conditions of the development will be determined in the near future;

NOW, THEREFORE, the City and Developer covenant and agree as follows:

1. In the event Developer constructs at its cost impact fee-eligible capital improvements or facility expansions, as those terms are defined in Section 395.001 of the Texas Local Government Code, as amended, that benefit properties and tracts other than Developer's property and said capital improvements or facility expansions built by Developer are included in the City's capital improvements plan, then Developer will receive applicable credits and/or refunds from the City. It is anticipated that such credits shall run with the land and shall be used to reduce the amount of the impact fee that would otherwise be owed at the time of collection of impact fees. In the event that the amount of such credits would be insufficient to reimburse Developer for the cost of the required improvements, the City shall provide for reimbursement to Developer up to the balance of the cost of said required improvements from water or wastewater impact fees collected from other new development within the same service area. The amount of such credits shall be \$183,498.00, as reflected in attached Exhibit B.

2. Developer and City acknowledge that the Kaufman Code of Ordinances generally provides that connection onto the City's wastewater system generally must occur within three (3) years when any new construction is commenced within three hundred feet (300') of the wastewater system. It is anticipated that a portion or portions of the development will or may be served by a "package plant" wastewater system pending construction and completion of various components of the City's wastewater system, and therefore, the development will tie into the City's wastewater system no later than thirty-six (36) months after the completion of the wastewater infrastructure to the development site.

3. This Development Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Kaufman County, Texas. Venue for any action arising under this Agreement shall lie in Kaufman County, Texas.

4. Any notices by and between the parties hereto shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the City:

City of Kaufman, Texas
209 S. Washington St.
Kaufman, Texas 75142
Attention: City Manager's Office



If to Developer:

Ranchland Holdings, Ltd.
~~Agent: Connell Development Co.~~
~~2351 W. Northwest Highway, Suite 2301~~ P. O. Box 107
~~Dallas, Texas 75220~~ Kaufman, Texas 75142

5. In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

6. This Agreement contains the entire agreement between the parties hereto and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any party.

7. Invalidity of any one of the provisions of this document by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

8. A telecopied facsimile of a duly executed counterpart of this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein.

9. The City Council hereby authorizes the Mayor of the City of Kaufman to execute this Agreement on behalf of the City.

10. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

11. This Agreement shall be filed in the deed records of Kaufman County, Texas. Further, this Agreement shall be binding upon Developer's heirs, successors, assigns, administrators, executors and legal representatives forever.

12. No modifications or amendments to this Agreement shall be valid unless in writing and signed by the signatories hereto or their heirs, successors, assigns, administrators, executors or legal representatives.

13. The signatories hereto shall be subject to all applicable ordinances of the City, whether now existing or in the future arising.

14. The Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. The City warrants and represents that the individual executing this Agreement on behalf of the City has full authority to execute this Agreement and bind the City to the same. Developer warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind Developer to same.

15. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to mediation.

16. This Agreement shall expire ten (10) years from either (i) the date the first certificate of occupancy is issued by the City for any structure located on the property that is described in attached Exhibit A, or (ii) the date of the City's adoption of an impact fee ordinance, pursuant to Chapter 395 of the Texas Local Government Code, whichever occurs last.

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed
as of the date first above written.

RANCHLAND HOLDINGS, LTD.

By: Wreno S. Wynne, Agent
Wreno S. Wynne, Agent

THE CITY OF KAUFMAN, TEXAS

By: Dennis Berry
Dennis Berry, Mayor

By: James P. Blystone
James Blystone, City Manager

ATTEST:

Jo Ann Talbot
Jo Ann Talbot, City Secretary

PLANNED DEVELOPMENT DISTRICT - EXHIBIT "A"

FIELD NOTES OVERALL TRACT

BEING a tract or parcel of land situated in the Thomas Jefferson Survey, Abstract Number 225 and the O. Falcon Survey, Abstract Number 151, in the Town of Kaufman, Kaufman County, Texas; and being part of that 7,879.03 acre tract of land conveyed to American Liberty Oil Company by deed recorded in Volume 579, Page 43, Kaufman County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap marked MCCULLAH SURVEYING set for corner at the intersection of the west line of State Highway Number 34 (variable-width Right-of-Way) and the apparent centerline of County Road Number 160;

THENCE South 51°13'31" West along the west line of said State Highway Number 34 and along the course of an existing fence a distance of 3617.25 feet to a 1/2 inch iron rod with yellow cap marked MCCULLAH SURVEYING set for corner in the apparent centerline of an existing overhead electrical transmission line;

THENCE departing the west line of said State Highway Number 34 and with the apparent centerline of said existing overhead electrical transmission line the following calls:

North 22°36'30" West a distance of 649.96 feet to a 1/2 inch iron rod with yellow cap marked MCCULLAH SURVEYING set for corner;

North 25°00'45" West a distance of 495.52 feet to a 1/2 inch iron rod with yellow cap marked MCCULLAH SURVEYING set for corner;

North 00°10'36" East a distance of 521.84 feet to a 1/2 inch iron rod with yellow cap marked MCCULLAH SURVEYING set for corner;

North 02°05'07" West a distance of 598.81 feet to a 1/2 inch iron rod with yellow cap marked MCCULLAH SURVEYING set for corner;

North 02°03'57" West a distance of 549.94 feet to a 1/2 inch iron rod with yellow cap marked MCCULLAH SURVEYING set for corner;

North 02°09'32" West a distance of 433.51 feet to a 1/2 inch iron rod with yellow cap marked MCCULLAH SURVEYING set for corner in the north line of said American Liberty Oil Company tract;

THENCE departing the apparent centerline of said overhead electrical transmission line and along the north line of said American Liberty Oil Company tract the following calls:

South 88°46'24" East a distance of 864.08 feet to a 1/2 inch iron rod with yellow cap marked MCCULLAH SURVEYING set for corner;

South 62°59'18" East a distance of 919.61 feet to a 3/8 inch iron rod found for corner;

THENCE South 84°46'56" East a distance of 1718.14 feet to the POINT OF BEGINNING and containing 114.80 acres of land, more or less; SAVE AND EXCEPT that 1.41 acre tract of land called the Cemetery Tract.

MCCULLAH SURVEYING, INC.

4660 SUNBELT DR.
ADDISON, TX. 75001
PH (972) 713-9777 FAX (972) 713-9776

JANUARY 2000

99061

FIELD NOTES SAVE AND EXCEPT CEMETERY TRACT

BEING a tract or parcel of land situated in the Thomas Jefferson Survey, Abstract Number 225 and the D. Falcon Survey, Abstract Number 151, in the Town of Kaufman, Kaufman County, Texas; and being part of that 7,878.03 acre tract of land conveyed to American Liberty Oil Company by deed recorded in Volume 579, Page 43, Kaufman County, Texas; and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with yellow cap marked MCCULLAH SURVEYING sei for corner at the intersection of the west line of State Highway Number 34 (variable-width Right-of-Way) and the apparent centerline of County Road Number 160;

THENCE South 51°13'31" West along the west line of said State Highway Number 34 and along the course of an existing fence a distance of 2592.15 feet to a point;

THENCE North 38°46'29" West departing the west line of said State Highway Number 34 a distance of 350.89 feet to fence post found for corner at the POINT OF BEGINNING;

THENCE along the course of an existing fence the following calls:

North 86°36'39" West a distance of 270.13 feet to a 1 inch iron pipe found for corner;

North 01°45'01" East a distance of 197.56 feet to a fence post found for corner;

North 75°20'15" East a distance of 252.87 feet to a 1 inch iron pipe found for corner;

THENCE South 03°54'56" East a distance of 278.09 feet to the POINT OF BEGINNING and containing 1.41 acres of land, more or less.

MCCULLAH SURVEYING, INC.

4660 SUNBELT DR.
ADDISON, TX. 75001
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JANUARY 2000

99061

City of Kaufman
Five Points Development
Pro-rata Cost Determination
Proposed Lift Station
Proposed Waterline Along State Highway 34

Estimated Lift Station Capacity

	Flow (gpm)
Five Points	1,135
Area South of Highway 34	<u>715</u>
Total	1,850

Five Points Capacity in Proposed Lift Station

$$1135/1850 = 61\% \text{ Approximate Capacity of Lift Station}$$

Proposed Water Main Improvements

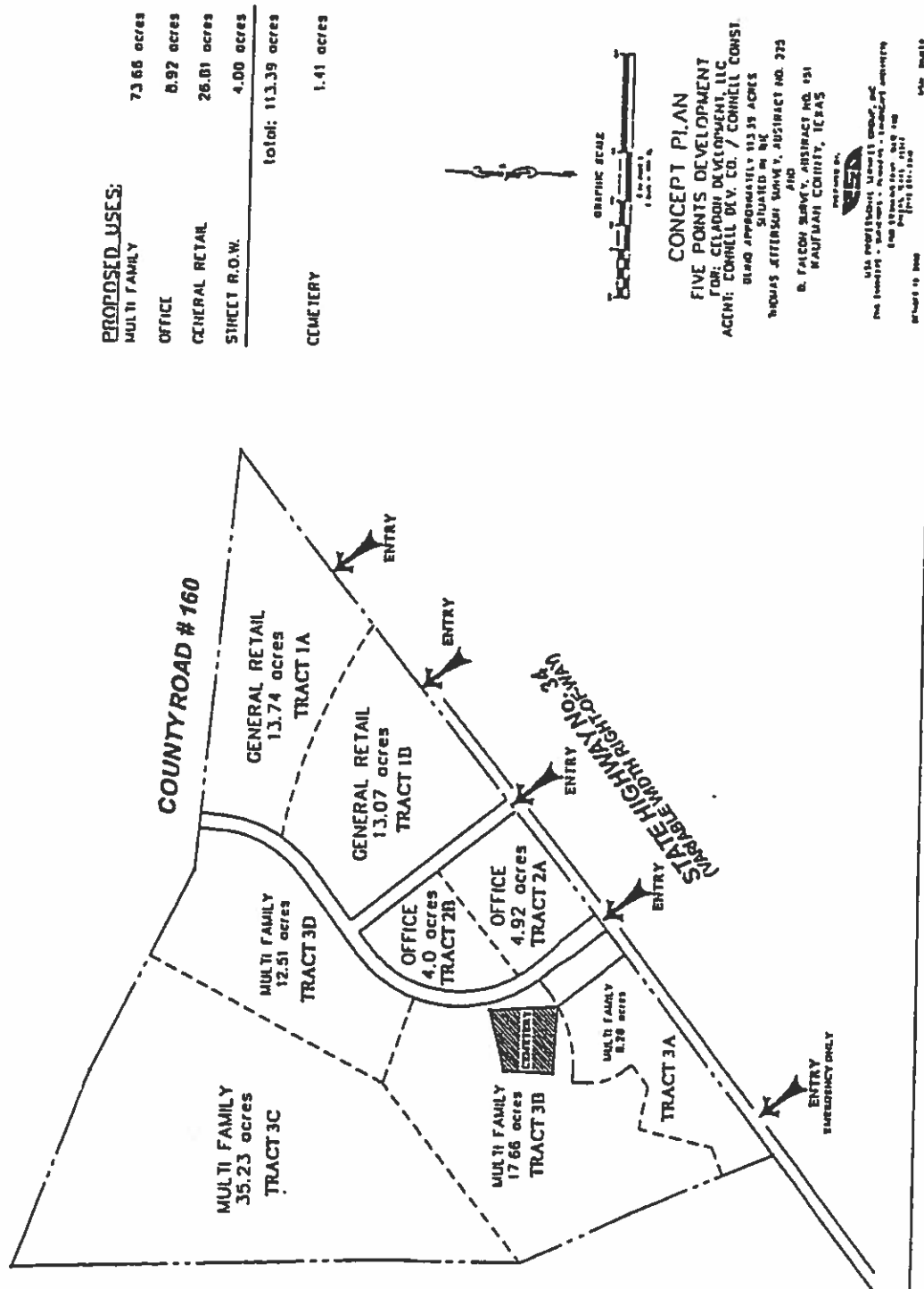
Water main improvements pro-rata comparison will be based on a front foot basis.
 Therefor, the Five Points pro-rata portion of the proposed water main is 50%.

Pro-Rata Cost Determination (Using PBS&J Project Cost Estimates)

	<u>PBS&J Estimated Project Cost</u>	<u>Five Points Pro-rata Cost</u>	<u>Remaining Pro-rata Cost</u>
Lift Station	\$ 165,315	\$ 100,842	\$ 64,473
Water Main	<u>\$ 238,050</u>	<u>\$ 119,025</u>	<u>\$ 119,025</u>
	\$ 403,365	\$ 219,867	\$ 183,498

For sanitary sewer, force main and lift station improvements that are Pro-rata cost eligible, we recommend that the City of Kaufman use the calculated wastewater flow from the development using the land use for the development. In situations where the sewer, force main or lift station is an existing improvements, the City will need to pay close attention to the available capacity that a development will be allowed based on land use assumptions used in the design and sizing of the existing improvement.

For water main improvements that are Pro-rata cost eligible, we recommend that the City of Kaufman use the front foot method for cost determination for each adjacent property.





August 28, 2001

Mr. Wreno S. Wynne
Ranchland Holdings, LTD.
P. O. Box 1077
Kaufman, Texas 75142

Subject: Development Agreement with Ranchland Holdings, Ltd. and
City of Kaufman

Dear Mr. Wynne:

Enclosed you will find two executed originals of the development agreement between the City of Kaufman and Ranchland Holdings, Ltd. and one copy filed in the deed of records with Kaufman County.

Thank you very much for your assistance in this matter.

Sincerely,

Jo Ann Talbot
ACM/City Secretary

Enclosures

RECEIVED

AUG 07 2001

f Kaufman

**RANCHLAND HOLDINGS, LTD.
P. O. Box 1077
Kaufman, Texas 75142**

**972/932-2266
Fax 972/932-8664**

August 7, 2001

By Hand Delivery

**Ms. Jo Ann Talbot
ACM/City Secretary
209 S. Washington
Kaufman, Texas 75142**

Dear Ms. Talbot:

**Re: Development Agreement with Ranchland Holdings, Ltd.
and City of Kaufman**

Enclosed are four executed originals of the development agreement between the City of Kaufman and Ranchland Holdings, Ltd. Please return the fully executed copies to us, along with a copy that has been filed in the deed of record in Kaufman County.

Thanks very much for your assistance in this matter.

Sincerely,



**Wreno S. Wynne
Agent**

**(Ls)
Enclosures**

July 19, 2001

Ranchland Holdings, Ltd.
Agent: Connell Development Company
2351 W. Northwest Highway, Suite 2301
Dallas, Texas 75220

Re: Development Agreement With Ranchland Holdings, Ltd. And City of
Kaufman

Dear Mr. Wynne:

Enclosed please find four (4) originals of the development agreement between the City of Kaufman and Ranchland Holdings, Ltd., for execution. After execution of the documents please return to the City of Kaufman. The City will return two (2) executed originals and one (1) copy that has been filed in the deed of record in Kaufman County.

If I may be of any further assistance to you in this matter, please do not hesitate to contact me.

Sincerely,

Jo Ann Talbot
ACM/City Secretary

Enclosures

BROWN & HOFMEISTER, L.L.P.

1717 Main Street
Suite 4300
Dallas, Texas 75201

Telephone: (214) 747-6100
Telecopier: (214) 747-6111

TERRENCE S. WELCH
(214) 747-6104
E-Mail: twelch@bhlaw.net

July 18, 2000

Mr. Jim Blystone
City Manager
209 South Washington
Kaufman, Texas 75142

VIA OVERNIGHT DELIVERY

Re: Development Agreement With Ranchland Holdings, Ltd.

Dear Jim:

Enclosed please find four (4) originals of the modified development agreement between the City and Ranchland Holdings, Ltd., for execution. As I wrote in my earlier correspondence dated July 10, it will be necessary to add to each copy an Exhibit A (property description of the 114 acre tract) and Exhibit B (project cost calculations and credits as determined by PBS&J).

If I may be of any further assistance to you in this matter, please do not hesitate to contact me at the address or telephone number listed above.

Very truly yours,



Terrence S. Welch

Enclosures

c w/ encl.: P.D. Creer, City Planner
John Mosley, City Attorney
Jo Ann Talbot, City Secretary

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July 10, 2000

Mr. Jim Blystone
City Manager
209 South Washington
Kaufman, Texas 75142

VIA OVERNIGHT DELIVER

Re: Development Agreement With Ranch Land Holdings, L.L.C.

Dear Jim:

Enclosed please find four (4) originals of the development agreement between the City and Ranch Land Holdings, L.L.C., for execution. It will be necessary to add to each copy an Exhibit A (property description of the 114 acre tract) and Exhibit B (project cost calculations and credits as determined by PBS&J). I also have enclosed a diskette with the development agreement on it in case it is necessary to make any modifications due to typographical errors or other errors that I missed. If I may be of any further assistance to you in this matter, please do not hesitate to contact me at the address or telephone number listed above.

Very truly yours,



Terrence S. Welch

Enclosures

c w/ encl. (agreement but no diskette):

P.D. Creer, City Planner
John Mosley, City Attorney
Jo Ann Talbot, City Secretary

BROWN & HOFMEISTER, L.L.P.

1717 Main Street
Suite 4300
Dallas, Texas 75201

RECEIVED

JUL 12 2001

City of Kaufman

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Very truly yours,



Terrence S. Welch

Enclosures

c w/ encl. (agreement but no diskette):

P.D. Creer, City Planner
John Mosley, City Attorney
Jo Ann Talbot, City Secretary



Meeting Date: 8/8/2022 Date: 08/02/2022

Item #: 8.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action regarding an agreement between the City and Kaufman Economic Development Corporation transferring ownership of approximately 12 lots, (Property IDs: 60645, 60648, 60649, 60650, 60651, 60652, 60653, 60654, 60655, 60656, 60657, 60658) and the former Senior Citizen building, a property located at 112 N. Jackson St., Kaufman, Texas from the City to the KEDC for purposes of economic development and authorizing the Mayor or his designee to execute necessary documents to effect the transfer of land.

BACKGROUND:

There is a possibility to sale city-owned land for residential and commercial development. KEDC is a Type A corporation and residential economic development does not comply with the governing statute. Certainly the old Senior Citizen building (commercial development) clearly complies with the Texas Economic Development Act.

Any transfer of property will required KEDC Board to accept property and transfer sale proceeds back to the city.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Recommend transferring subject properties to KEDC.

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