



AGENDA
BUDGET WORK SESSION AND
REGULAR CITY COUNCIL MEETING
MONDAY, AUGUST 22, 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**

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 on whether or not such matters should be placed on a future regular or special meeting of the Council for citizen's 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 the 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 to 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. **

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

ADJOURNMENT

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.**

RECOGNITION

2. Business of the Month- Merle Norman Cosmetic Studio
3. Consider and take appropriate action on Resolution R-30-22, a Resolution of the City Council of the City of Kaufman, Texas, supporting the Kaufman Independent School District's November 2022 Bond Election.

CONSENT AGENDA

4. Consider and take appropriate action on the minutes from the August 8, 2022, Special City Council Meeting and Budget Work Session.
5. Consider and take appropriate action on Resolution R-31-22, a Resolution of the City of Kaufman, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2022 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attached exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached exhibit regarding amortization of regulatory liability; requiring the Company to reimburse ACSC's reasonable rate-making expenses; determining that this Resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this Resolution to the Company and the ACSC's legal counsel.
6. Consider and take appropriate action on resetting the date, time, and place for a public hearing regarding the City's Fiscal Year 2022-2023 Budget, from Monday, August 22, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, to Monday, September 12, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142 due to notice publication delay.

END OF CONSENT AGENDA

PUBLIC HEARING

7. Conduct a public hearing and consider and take appropriate action on the replat of Kings Fort Addition, Phase II, Block B, Lots 1R-1A, 1R-1B, 2R-1A, and 2R-1B, being a replat of Lots 1R-1 and 2R-1, Block B of Kings Fort Addition, Phase I. The subject property consists of 2.394

acres situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, and is generally located on the east side of Tabor Parkway, the north side of Kings Fort Parkway, and the west side of Walton Drive (Parcel IDs 190025, 190026, 202578). The replat will subdivide 2 lots into a total of 4 lots. The replat includes requests for variances to the side and rear yard setbacks of some of the lots. (Case No. FRP-01-22)

- a. Presentation.
 - b. Public Hearing.
 - c. Consider and take appropriate action on the replat of Kings Fort Addition, Phase II, Block B, Lots 1R-1A, 1-R-1B, 2R-1A, and 2R-1B.
8. Conduct a public hearing, consider and take appropriate action on Ordinance O-21-22, 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-52) to allow the sale of alcoholic beverages in conjunction with a restaurant on approximately 0.1148 acres (Property ID 28501) located at 101 W. Mulberry St. on Lot 1 of Block 17 of Kaufman Original, City of Kaufman, Kaufman County, Texas. The property is zoned Central Business District (CBD). (Z-05-22)
- a. Presentation.
 - b. Public Hearing.
 - c. Consider and take appropriate action on Ordinance O-21-22.

DISCUSSION/ACTION ITEMS

9. Consider and take appropriate action on Ordinance O-22-22, an Ordinance of the City Council of the City of Kaufman, Texas, amending the Code of Ordinances, Chapter 106, "Utilities", specifically, Section 106-7, "Water Rates", paragraphs (f) (g) and (h) and Section 106.8, "Sewer Rates", paragraph (e), to adopt increased rates for water and sewer services in order to account for increased costs of service, to increase water meter fees for meters outside of the corporate limits of the City, to increase the monthly rate reduction for seniors, and to provide for manual adjustments as authorized by ordinance, policy or action of City Council; containing a severability clause; providing a penalty clause; and providing for publication and an effective date.
10. Consider and take appropriate action on Ordinance O-23-22, an Ordinance of the City Council of the City of Kaufman, Texas accepting and approving an Annual Service Plan Update and Assessment Roll 2022-2023 for the Kaufman Public Improvement District No. 1, Phases 1A and No. 1B in compliance with Chapter 372 of the Texas Local Government Code, as amended; accepting and approving the Annual Service Plan Update and Updated Assessment Roll for PID 1, Phase 1A and Phase 1B, and providing the applicable TIRZ Credit Calculation, as set forth in Exhibit "A" to the Ordinance providing for payment of the assessments in accordance with Chapter 372; providing for the method of assessment and the payment of the assessments, providing penalties and interest on delinquent assessments and compliance

with all other legal requirements providing for severability, and providing an effective date.

APPOINTMENT

11. Consider and take appropriate action on the appointment of three (3) members to the Kaufman Economic Development Corporation, each for a two (2) year term to expire in August 2024.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

12. Receive an update and discussion regarding the following:
 - a. Special City Council Meeting- September 12th at 6 p.m.
 - b. Discussion Items Report (DIR)
 - c. STAR Transit Ridership Report- July 2022
 - d. Careflite Compliance Report- July 2022
 - e. Fire Department Monthly Report- July 2022
 - f. Police Department Monthly Report- July 2022
 - g. Development Services Monthly Report- July 2022
 - h. Monthly Calendars Attached

EXECUTIVE SESSION

13. 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: Project Snooze

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

14. 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, AUGUST 19, 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.



Meeting
Date: 8/22/2022

Date: 08/16/2022

Item #: 3.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-30-22, a Resolution of the City Council of the City of Kaufman, Texas, supporting the Kaufman Independent School District's November 2022 Bond Election.

BACKGROUND:

On August 15, the KISD School Board called a Bond Election for November 5, 2022. This bond will allow the district to make needed improvements to several school facilities. The City of Kaufman sees the value this bond could give the community and wishes to express it's support.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-30-22 as presented.

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

RESOLUTION NO. R-30-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, SUPPORTING THE KAUFMAN INDEPENDENT SCHOOL DISTRICT'S NOVEMBER 2022 BOND ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Trustees ("Board") of the Kaufman Independent School District ("District") called a bond election for November 5, 2022, for the purpose of authorizing the District to issue and sell bonds for the purpose of designing, constructing, renovating, improving, upgrading, updating, acquiring, and equipping school facilities in the District; and

WHEREAS, the District received an academic rating of "A" from the Texas Education Agency, which signifies the outstanding contribution the District has made to the community; and

WHEREAS, the City of Kaufman and the Kaufman Independent School District are facing unprecedented growth in student population due to new residential developments and will need additional resources to support the needs of incoming students and staff; and

WHEREAS, the passage of the 2022 bond will allow the District to repair, renovate and construct facilities, provide adequate technology and security, and improve the educational experience of our District; and

WHEREAS, the City Council of the City of Kaufman, by the passage of this Resolution, hereby acknowledges its support of the 2022 Bond Election for the Kaufman Independent School District.

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

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

SECTION 2. The City Council hereby confirms that it supports the 2022 November Bond Election for the Kaufman Independent School District and that this formal action has been taken to put on record the opinion expressed by the City Council on August 22, 2022.

SECTION 3. This Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this day the 22nd of August 2022.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO LEGAL FORM:

PATRICIA A. ADAMS
CITY ATTORNEY



Meeting
Date: 8/22/2022

Date: 08/11/2022

Item #: 4.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the August 8, 2022, Special City Council Meeting and Budget Work Session.

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 August 8, 2022, Special City Council Meeting and Budget Work Session.

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



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, AUGUST 8, 2022 - 12:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON 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.**

Mayor Jordan called the City Council meeting to order at 12:30 PM. Councilmembers present were Jeff Jordan, Matt Phillips, Lesa Parker, Charles Gillenwater, Patty Patterson, Quattro Borders, and Carole Aga. Mayor Jordan declared a quorum present. Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Public Works Director Tim Hopwood, Economic Development Director Stewart McGregor, Planning Manager Andrew Bogda, Fire Chief Ronnie Davis, Fire Captain Jeremy Hatcher, Human Resources Coordinator Audrey Lewis, and Police Chief Les Edwards.

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.

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.

Councilmember Borders made a motion to approve the minutes from the July 25, 2022, Regular City Council Meeting as presented. The motion was seconded by Councilmember Patterson and passed 7/0.

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.

Councilmember Gillenwater made a motion to approve Ordinance O-20-22 as presented. The motion was seconded by Councilmember Parker and passed 7/0.

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.

Councilmember Aga made a motion to approve 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. The motion was seconded by Councilmember Patterson and passed 7/0.

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.

Mayor Pro-Tem Phillips made a motion to set 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. The motion was seconded by Councilmember Patterson and passed 7/0.

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.

Councilmember Gillenwater made a motion to approve the allocation of \$200,000.00 reserved funds from land sales for the downtown landscaping rehabilitation project and authorize a contract with TNP for design services. The motion was seconded by Mayor Pro-Tem Phillips and passed 7/0.

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.

Councilmember Parker made a motion to approve a memorandum of understanding regarding 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. The motion was seconded by Councilmember Borders and passed 7/0.

EXECUTIVE SESSION

Mayor Jordan recessed into executive session at 12:59 PM.

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.

Mayor Jordan reconvened into open session at 1:21 PM.

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.

Councilmember Borders made a motion to approve the transfer of the ownership of 112 S. Jackson St. from the City of Kaufman to the Kaufman Economic Development Corporation for purposes of economic development. The motion was seconded by Mayor Pro-Tem Patterson and passed 7/0.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 1:22 PM.

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. **

Mayor Jordan called the Budget Work Session to order at 1:22 PM. Councilmembers present were Jeff Jordan, Matt Phillips, Lesa Parker, Charles Gillenwater, Patty Patterson, Quattro Borders, and Carole Aga. Mayor Jordan declared a quorum present. Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Public Works Director Tim Hopwood, Economic Development Director Stewart McGregor, Planning Manager Andrew Bogda, Fire Chief Ronnie Davis, Fire Captain Jeremy Hatcher, Human Resources Coordinator Audrey Lewis, and Police Chief Les Edwards.

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

Kaufman Budget.

Mr. Slye presented the historical taxable values, the calculated tax rates, the tax rate history and the proposed tax rate. He reviewed the fiscal year 2022-2023 budget factors including the appraised values, proposed tax rates, and surpluses. There were discussions about the budget requests, fleet management, and Capital Improvement Projects. The proposed addition of the city taking over brush management was discussed. Mr. Slye reviewed the proposed debt issuance in conjunction with the budget. He outlined the proposed park improvements for Shannon Park, Kings Fort Park, Hike & Bike Trail, and Kaufman Sport Complex. He gave the Council an update on the various Public Improvement Districts. Mr. Holder reviewed the remaining Capital Improvement projects for the FY23 budget. There was a discussion regarding potential salary increases for the city employees.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 4:26 PM.

ATTEST:

**JEFF JORDAN
MAYOR**

**JESSIE HANKS
CITY SECRETARY**



Meeting
Date: 8/22/2022

Date: 07/28/2022

Item #: 5.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-31-22, a Resolution of the City of Kaufman, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2022 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attached exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached exhibit regarding amortization of regulatory liability; requiring the Company to reimburse ACSC's reasonable rate-making expenses; determining that this Resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this Resolution to the Company and the ACSC's legal counsel.

BACKGROUND:

This is a resolution allowing for the approval of the negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2022 rate review mechanism filing. The Atmos Cities Steering Committee has recommended that the City of Kaufman approve the settlement.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-31-22 as presented.

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

RESOLUTION NO. R-31-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2022 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of Kaufman, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”)

process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2022, Atmos Mid-Tex filed its 2022 RRM rate request with ACSC Cities based on a test year ending December 31, 2021; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2022 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$115 million on a system-wide basis with an Effective Date of October 1, 2022; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications;

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

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$115 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2022 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$115 on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2022 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

Section 8. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2022.

Section 11. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 22nd DAY OF AUGUST, 2022.

**Jeff Jordan
Mayor**

ATTEST:

**Jessie Hanks
City Secretary**

APPROVED AS TO FORM:

**Patricia Adams
City Attorney**

July 28, 2022

MODEL STAFF REPORT FOR RESOLUTION OR ORDINANCE

BACKGROUND AND SUMMARY

The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Atmos Cities Steering Committee (“ACSC”). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism (“RRM”), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2022, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2021, entitled it to additional system-wide revenues of \$141.3 million.

Application of the standards set forth in ACSC’s RRM Tariff reduces the Company’s request to \$115 million, \$83.26 million of which would be applicable to ACSC members. ACSC’s consultants concluded that the system-wide deficiency under the RRM regime should be \$95.8 million instead of the claimed \$141.3 million.

The Executive Committee recommends a settlement at \$115 million. The Effective Date for new rates is October 1, 2022. ACSC members should take action approving the Resolution/Ordinance before September 30, 2022.

RATE TARIFFS

Atmos generated rate tariffs attached to the Resolution/Ordinance will generate \$115 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of \$4.60 on a monthly basis, or 6.7 percent. The increase for average commercial usage will be \$14.34 or 4.3 percent. Atmos provided bill impact comparisons containing this figures.

SUMMARY OF ACSC'S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC's view, the GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When

new rates become effective on October 1, 2022, ACSC residents will maintain an economic monthly advantage over GRIP and DARR rates.

Comparison to Other Mid-Tex Rates (Residential)

	<u>Average Bill</u>	<u>Compared to RRM Cities</u>
RRM Cities:	\$73.22	-
DARR:	\$71.96	(\$1.26)
ATM Cities:	\$78.72	\$5.50
Environs:	\$78.53	\$5.31

Note: DARR rate is as-filed 1/22/22. Also note that DARR uses a test year ending in September rather than December.

EXPLANATION OF “BE IT RESOLVED” PARAGRAPHS:

1. This section approves all findings in the Resolution/Ordinance.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.
3. This section makes it clear that Cities may challenge future costs associated with gas leaks like the explosion in North Dallas or the evacuation in Georgetown.
4. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional \$115 million from ACSC Cities.
5. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.
6. This section requires the Company to reimburse the City for expenses associated with review of the RRM filing, settlement discussions, and adoption of the Resolution/Ordinance approving new rate tariffs.
7. This section repeals any resolution or ordinance that is inconsistent with the Resolution/Ordinance.

8. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
9. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Resolution/Ordinance. This section further directs that the remaining provisions of the Resolution/Ordinance are to be interpreted as if the offending section or clause never existed.
10. This section provides for an effective date upon passage.
11. This section directs that a copy of the signed Resolution/Ordinance be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover \$141.3 million in additional system-wide revenues, the RRM settlement at \$115 million for ACSC Cities reflects substantial savings to ACSC Cities. Settlement at \$115 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Resolution/Ordinance before September 30, 2022. New rates become effective October 1, 2022.



Meeting
Date: 8/22/2022

Date: 08/15/2022

Item #: 6.

Dept.: Administration

Consent Agenda

SUBJECT:

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

BACKGROUND:

Staff missed the deadline to have the notice for the budget public hearing published in the paper on August 11th. Due to this, the notice wasn't published until August 18th. To be in compliance with the Texas Local Government Code, the Public Hearing for the budget needs to be moved to the September 12, 2022, Special City Council meeting.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends resetting the date, time, and place for a public hearing regarding the City's Fiscal Year 2022-2023 Budget, from Monday, August 22, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, to Monday, September 12, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142 due to notice publication delay.

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



Meeting Date: 08-22-2022	Date: 08-18-22	Item #: 7	Dept. Development Services
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☐ Consent☒ Action☐ Discussion**SUBJECT:**

Conduct a public hearing and consider and take appropriate action on the **Replat of Kings Fort Addition, Phase II, Block B, Lots 1R-1A, 1R-1B, 2R-1A, and 2R-1B**, being a replat of Lots 1R-1 and 2R-1, Block B of Kings Fort Addition, Phase I. The subject property consists of 2.394 acres situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas and is generally located on the east side of Tabor Parkway, the north side of Kings Fort Parkway, and the west side of Walton Drive (Parcel IDs 190025, 190026, 202578). The replat will subdivide 2 lots into a total of 4 lots. The replat includes requests for variances to the side and rear yard setbacks of some of the lots. (Case No. FRP-01-22)

BACKGROUND:

See the attached August 2, 2022 Planning and Zoning Commission Report, proposed replat, previously approved replat, and approved site plan.

Author:

Andrew Bogda, Planning Manager

Reviewed:

Mike Slye, City Manager

Cost: N/A

Funds Available: N/A

Source: N/A

Recommendation: On August 2, 2022, the Planning and Zoning Commission conducted a public hearing and recommended approval, by a vote of 5-0, of the Repat of Kings Fort Addition, Phase II, Block B, Lots 1R-1A, 1R-1B, 2R-1A, and 2R-1B with the following variances:

1. Variance to allow a 10' rear yard setback for Lot 1R-1A, a 5' rear yard setback for Lot 2R-1A, and a 15' rear yard setback for Lot 2R-1B (the requirement is 20')
2. Variance to allow 5' side yard setbacks for Lots 2R-1A and 2R-1B (the requirement is 15')

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



Planning and Zoning Commission Report

Meeting Date: August 2, 2022

SUBJECT: Conduct a public hearing and make a recommendation to City Council on the **Replat of Kings Fort Addition, Phase II, Block B, Lots 1R-1A, 1R-1B, 2R-1A, and 2R-1B**, being a replat of Lots 1R-1 and 2R-1, Block B of Kings Fort Addition, Phase I. The subject property consists of 2.394 acres situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas and is generally located on the east side of Tabor Parkway, the north side of Kings Fort Parkway, and the west side of Walton Drive (Parcel IDs 190025, 190026, 202578). The replat will subdivide 2 lots into a total of 4 lots. The replat includes requests for variances to the side and rear yard setbacks of some of the lots. (Case No. FRP-01-22)

SUMMARY:

The subject property is located on the east side of Tabor Parkway, the north side of Kings Fort Parkway, and the west side of Walton Drive in the Kings Fort development. The property includes 2.394 acres developed with four commercial buildings. The purpose of the replat is to subdivide the property from two lots into a total of four lots (with each building on its own lot) and relocate easements. In addition, the replat will ensure that the required amount of parking for each building/use is provided on each lot. The applicant has provided a site plan showing the building and parking locations relative to lot lines. The previous replat was approved in October 2018, while the site plan for the development was approved in March 2020.

The replat includes the following variances from the zoning regulations:

- Variance to allow a 10' rear yard setback for Lot 1R-1A, a 5' rear yard setback for Lot 2R-1A, and a 15' rear yard setback for Lot 2R-1B (the requirement is 20')
- Variance to allow 5' side yard setbacks for Lots 2R-1A and 2R-1B (the requirement is 15')

Staff notes that the building arrangement is in conformance with the approved site plan and that 10' of building separation is maintained to comply with building and fire codes.

THOROUGHFARE PLAN:

The subject property is located on the east side of Tabor Parkway, the north side of Kings Fort Parkway, and the west side of Walton Drive. Tabor Parkway is classified as a Minor Arterial (Type B; 3 – 4 lanes), with an ultimate right-of-way of 100' – 120'. Kings Fort Parkway is classified as a collector (Type C; 2 – 3 lanes), with an ultimate right of way of 80' – 100'. Walton Drive is not classified. The necessary rights-of-way already exist for the surrounding streets at this location.

RECOMMENDATION:

Staff recommends approval of the Replat of Kings Fort Addition, Phase II, Block B, Lots 1R-1A, 1R-1B, 2R-1A, and 2R-1B with the following variances:

1. Variance to allow a 10' rear yard setback for Lot 1R-1A, a 5' rear yard setback for Lot 2R-1A, and a 15' rear yard setback for Lot 2R-1B (the requirement is 20')
2. Variance to allow 5' side yard setbacks for Lots 2R-1A and 2R-1B (the requirement is 15')

ATTACHMENTS:

1. Location Map
2. Replat of Kings Fort Addition, Phase II, Block B, Lots 1R-1A, 1R-1B, 2R-1A, and 2R-1B
3. Previously Approved Replat
4. Site Plan

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

Location Map

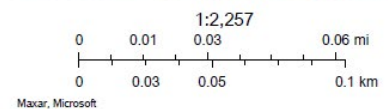
Kings Fort Addition, Phase II



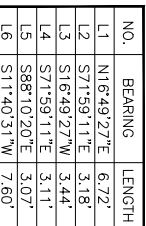
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☐ Abstracts

☐ Parcels

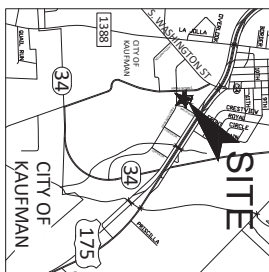


Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD
C1	76:00'04"	26.00'	26.18'	N51.41'24"E	24.93'	
C2	80:09'13"	45.00'	62.95'	N51.94'54"E	57.94'	
C3	36:16'19"	20.00'	12.66'	N29.48'27"E	12.45'	
C4	80:09'13"	20.00'	27.98'	N51.94'54"E	25.75'	
C5	90:00'00"	20.00'	31.42'	N43.10'31"E	28.28'	
C6	90:00'00"	20.00'	31.42'	S46.49'27"E	28.28'	
C7	36:29'50"	20.00'	13.55'	S68.45'38"E	13.30'	
C8	18:49'50"	20.00'	6.41'	S68.45'38"E	6.38'	
C9	58:17'01"	20.00'	20.35'	S42.50'20"E	19.48'	
C10	74:28'22"	45.00'	58.49'	S35.26'54"E	51.64'	
C11	74:28'22"	20.00'	36.49'	S35.26'54"E	31.64'	
C12	18:20'35"	45.00'	14.41'	S81.09'38"E	14.35'	
C13	58:17'01"	45.00'	45.78'	S42.50'20"E	43.83'	
C14	74:28'20"	20.00'	26.00'	S50.66'29"E	24.20'	
C15	90:00'00"	20.00'	31.42'	N46.49'28"E	28.20'	
C16	90:00'00"	45.00'	70.69'	N46.49'28"E	65.64'	
C17	36:49'50"	45.00'	30.59'	S68.45'38"E	29.92'	

NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD
C1	76:00'04"	26.00'	26.18'	N51.41'24"E	24.93'	
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C6	90:00'00"	20.00'	31.42'	S46.49'27"E	28.28'	
C7	36:29'50"	20.00'	13.55'	S68.45'38"E	13.30'	
C8	18:49'50"	20.00'	6.41'	S88.10'38"E	6.38'	
C9	58:17'01"	20.00'	20.35'	S42.50'20"E	19.48'	
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C17	36:49'50"	45.00'	30.59'	S68.45'38"E	29.92'	



- NOTES:**
1. ALL DIMENSIONS ARE FC-FC.
 2. REFER TO STRUCTURAL PLANS FOR ACTUAL DIMENSIONS OF BUILDING FOUNDATION.
 3. REFER TO UTILITY & STORM SEWER PLANS FOR UTILITY & STORM SEWER LOCATIONS.
 4. REFER TO M.E.P. ELECTRICAL PLANS FOR SITE LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.
 5. ALL CONTRACTORS TO VERIFY LOCATION OF EXISTING UTILITIES.

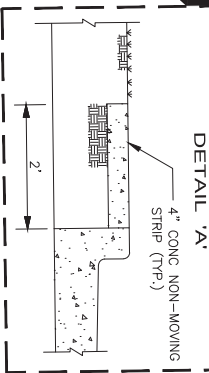
LEGEND	
	PROPERTY LINE/BOUNDARY LINE
	EASEMENT LINE
	WATER LINE
	SANITARY SEWER LINE
	BUILDING LINE
	1/2" IRON ROD
	CAPED REBAR SET
	IRON ROD FOUND
	IRON ROD SET
	UTILITY
	EASEMENT
	TRANSFORMER
	EXISTING
	IRON ROD W/ 4x4 CAP FOUND
	GAS METER
	ELECTRIC PANEL
	HOSE BIBB
	VOLUME
	PAGE
	EX. FIRE HYDRANT
	EX. LIGHT POLE
	PROP. FIRE HYDRANT
	PROP. LIGHT POLE
	PROP. FIRE DEPARTMENT CONNECTION
	PROP. 5' DIA. MANHOLE
	PROP. 5' HEIGHT, 4x4' TRANSFORMER
	PROP. FIRE LANE

- CONSTRUCTION LEGEND & NOTES**
1. 8" - 3,600 PSI REINFORCE CONCRETE PAVEMENT WITH #4 REBAR @ 15" C-C BOTH WAYS.
 2. 5" - 3,600 PSI REINFORCE CONCRETE PAVEMENT WITH #4 REBAR @ 15" C-C BOTH WAYS.
 3. A DOUBLE TRASH ENCL. ON 10" P.C.C. PAD WITH BLOCK WALL TO MATCH BUILDING PER CITY STD. (SEE NOTE 1 BELOW)
 4. LANDSCAPE AREA WITH IRRIGATION SYSTEM. (SEE LANDSCAPE PLAN FOR DETAILS)
 5. 6" WIDE SOLID STREPERED WITH "NO PARKING FIRE LANE" (WHITE).
 6. 5' SIDEWALK PER CITY STANDARD
 7. P.C.C. RAMP - MAX. SLOPE 8.33% (2% CROSS SLOPE) PER ADA STD. AND T&R STD.
 8. HOSE BIBB PER CITY STANDARD
 9. MONUMENT SIGN (BY OTHER, SEPARATE PERMIT, SEE NOTE NO. 2 BELOW)

ZONING: COMMERCIAL
SLOAN ADDITION
LOT 1, AND 2
VOL. 1652, PG. 291

ZONING: COMMERCIAL
SLOAN ADDITION LOT 1
VOL. 250, PG. 34
(CITY OF KAUFMAN)
T&R FAMILY, LLC

ZONING: COMMERCIAL
LOT 1, AND 2
VOL. 1652, PG. 291
T&R FAMILY, LLC



FOR INFORMATION ONLY
KINGS FORT ADDITION
VOL. 5934, PG. 445
BLK "B" LOT 3R-1
STARBUCKS AND VERIZON

LOT INFORMATION	
ZONING	PD-14 (C)
PROPOSED USE	RETAIL / OFFICE / REST.
SITE AREA	104,298 SF. OR 2.39 AC.
LEGAL DESCRIPTION	KAUFMAN PHASE-2
BUILDING DATA	4 BLDG.
BUILDING # 1	2,800 SF.
BUILDING # 2	2,600 SF.
BUILDING # 3	3,696 SF.
BUILDING # 4	4,468 SF.
BUILDING TOTAL AREA	13,564 SF.
MAXIMUM LOT COVERAGE (%)	50%
PROVIDED LOT COVERAGE (%)	14.60%
REQUIRED LANDSCAPE (%)	15%
IMPERVIOUS AREA #1 (%)	26.48% SF.
IMPERVIOUS AREA #2 (%)	19.63%
IMPERVIOUS AREA #3 (%)	16.03%
IMPERVIOUS AREA #4 (%)	14.30%
IMPERVIOUS AREA #4 (%)	22.63%
PARKING REQUIREMENT	15P/200 G.F.A.B., 15P/100 REST.
PARKING RATIO	85 SP
PARKING REQUIRED	6 SP
TOTAL PARKING PROVIDED	127 SP
HANDICAP PARKING PROVIDED	8 SP
SURFACE PARKING PROVIDED	119 SP

- LAND USE**
- LOT 3R-1, BLOCK B, KINGS FORT ADDITION, PHASE 1 IS DEVELOPED AS A STARBUCKS AND VERIZON AND ZONED PD-14 COMMERCIAL.
 - TO THE EAST LOT 1, BLOCK C, KINGS FORT ADDITION, PHASE 1, DEVELOPED AS A WHATABURGER IS ZONED TO THE SLOAN ADDITION, BLOCK A, KINGS FORT ADDITION, PHASE 1, DEVELOPED AS A RETAIL STRIP CENTER IS ZONED PD-7 COMMERCIAL.
 - TO THE WEST LOT 2, SLOAN ADDITION, DEVELOPED AS FRESHNUS KIDNEY DIALYSIS IS ZONED COMMERCIAL.
 - TO THE WEST LOT 1, SLOAN ADDITION, DEVELOPED AS FAMILY DENTAL OFFICE IS ZONED COMMERCIAL.
 - TO THE NORTH, LOT 1, SLOAN ADDITION, DEVELOPED AS A BEST WESTERN MOTEL IS ZONED COMMERCIAL.

LOT-1, BLK "C"
KINGS FORT ADDITION
VOL. 451, PG. 311
WHATABURGER

- NOTE:**
- NO EXISTING TREE ON SITE
 - ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY MAP NO. 48257C0310D, PANEL NO. 0310D DATE JULY 3, 2012, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YEAR FLOOD PLAIN.
 - BUILDING AREA MEASURING INSIDE WALL TO INSIDE WALL
 - ALL SIGNAGE SHALL BE IN ACCORDANCE WITH PLANNED DEVELOPMENT #14 - COMMERCIAL (ORDINANCE 0-19-14).
 - THE DUMPSTER'S ENCLOSURE SHALL BE ONE GATE PER SPECIFICATION
 - THE MAXIMUM HEIGHT OF LIGHT POLES IS 35 FEET.
 - THE DUMPSTER SHALL BE SCREENED IN ACCORDANCE WITH SECTION 38.6

NOTE:
ALL IMPROVEMENTS, SUCH AS WATER, SEWER, STORM, AND OTHER UTILITIES THAT HAVE BEEN CONSTRUCTED SHALL BE AS FINISHED PAVEMENT OR FINISHED GRADE. HAS BEEN ESTABLISHED. CONTRACTOR SHALL MAINTAIN ACCESS TO VALVES, MANHOLES, METERS, ETC., TO THE SATISFACTION OF THE CITY INSPECTOR. DURING CONSTRUCTION, ITEMS SUCH AS STORM INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND THE SWPPP. ITEMS NOT INSTALLED OR CONTROLLED PER THE PLANS, SUCH AS THE CONSTRUCTION RECORD DRAWINGS.

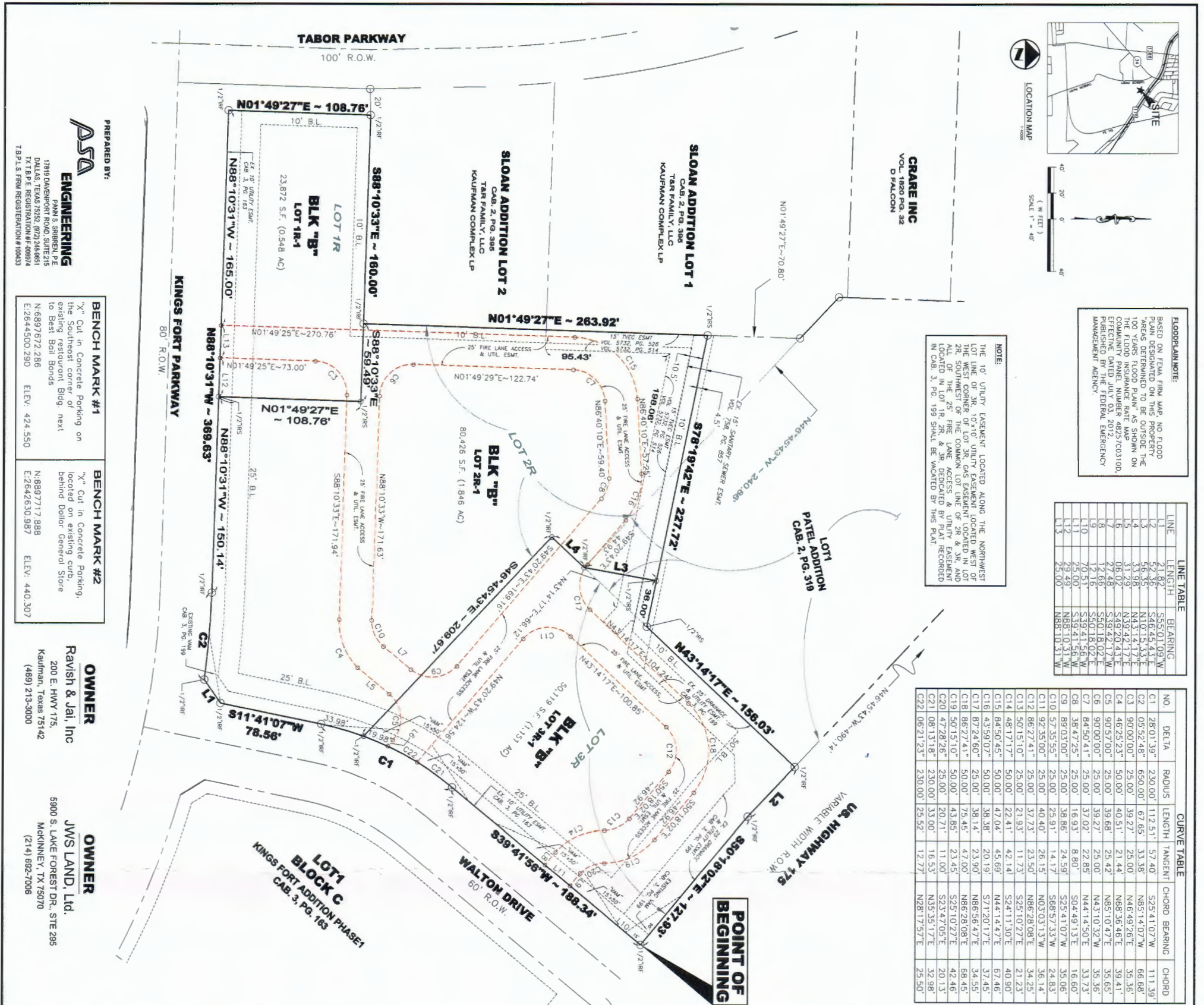
II NOTE II

ALL CONTRACTORS TO VERIFY LOCATION OF EXISTING UTILITIES

BENCHMARK #1
"X" Cut in Concrete Parking, located on existing curb, behind Dollar General Store
N6897717.888 E26242630.987 ELEV. 440.307



PSA ENGINEERING 17819 DAVENPORT ROAD, SUITE 215 DALLAS, TEXAS 75252 (972) 248-9651 FAX (972) 248-9651 TX T.B.P.E. REGISTRATION # 0066974 T.B.P.L.S. FIRM REGISTRATION # 1004373 ENGINEER OF RECORD		OWNER/ DEVELOPER TSKF II, Ltd. 2116 N. HASKELL AVENUE DALLAS, TEXAS 75204 (214) 808-5958	SITE PLAN FOR KAUFMAN PHASE 2 SITUATED AT 250 E HWY 175 CITY OF KAUFMAN, TEXAS	CIVIL SET REVISION NO. 1 DATE 08/21/20 BY PS NO. 2 DATE 08/21/20 BY PS
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FLOODPLAIN NOTE:
BASED ON FEMA FIRM MAP, NO FLOOD PLAIN DESIGNATED ON THIS PROPERTY. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATED JULY 03, 2012 (1803100), PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LINE	LENGTH	BEARING
1	21.82'	S55.01.09°W
2	52.36'	S46.45.43°E
3	56.35'	N10.15.33°E
4	33.98'	N43.14.17°E
5	31.29'	N39.42.17°E
6	26.04'	S49.02.43°E
7	12.66'	S50.18.02°E
8	10.51'	S39.41.56°W
9	12.16'	S50.18.02°E
10	70.51'	S39.41.56°W
11	25.00'	N88.10.31°W
12	29.49'	N88.10.31°W
13	25.00'	N88.10.31°W

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	28°01'39"	230.00'	112.52'	57.40'	S25.41°07'W	111.39'
C2	56°52'48"	650.00'	67.65'	33.38'	N85.14°07'W	66.66'
C3	90°00'00"	25.00'	39.27'	25.00'	N46.49°26'E	35.36'
C4	46°25'23"	50.00'	40.51'	21.44'	N68.36°46'E	39.41'
C5	90°57'00"	25.00'	39.68'	25.42'	N85.10°47'E	35.65'
C6	84°50'41"	25.00'	37.02'	25.00'	N43.10°52'W	35.36'
C7	84°50'41"	25.00'	37.02'	22.85'	N43.14°50'E	33.73'
C8	84°50'41"	25.00'	37.02'	8.80'	S04.49°13'E	16.60'
C9	89°03'00"	25.00'	38.86'	24.59'	S25.41°07'W	35.06'
C10	92°35'55"	25.00'	25.91'	14.17'	S68.57°33'W	24.83'
C11	92°35'55"	25.00'	40.40'	26.15'	N03.03°13'W	36.14'
C12	86°27'41"	25.00'	37.73'	23.50'	N68.28°08'E	34.25'
C13	50°15'10"	25.00'	21.93'	11.73'	S25.10°27'E	21.23'
C14	48°17'17"	50.00'	22.41'	42.14'	S24.11°30'E	40.90'
C15	84°50'45"	50.00'	47.04'	45.69'	N44.14°47'E	67.46'
C16	43°59'07"	50.00'	38.38'	20.19'	S71.20°17'E	37.45'
C17	87°24'50"	25.00'	35.41'	23.90'	N66.56°47'E	34.55'
C18	86°27'41"	50.00'	38.45'	47.00'	N68.28°08'E	68.45'
C19	50°15'10"	50.00'	43.85'	23.45'	S25.10°27'E	42.46'
C20	47°28'28"	25.00'	11.00'	11.00'	S23.47°05'E	20.13'
C21	08°13'18"	230.00'	16.53'	16.53'	N35.35°17'E	32.98'
C22	06°21'23"	230.00'	25.52'	12.77'	N28.17°57'E	25.50'

STATE OF TEXAS
COUNTY OF KAUFMAN
OWNER JWS LAND, Ltd.
200 E. HWY 175,
Kaufman, Texas 75142
(469) 213-3000

OWNER KAUFMAN COMPLEX LP
CAB. 2, PG. 385
TAR FAMILY, LLC
KAUFMAN COMPLEX LP

OWNER CRARE INC
VOL. 1820 PG. 32
D. FALCON

OWNER SLOAN ADDITION LOT 1
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TAR FAMILY, LLC
KAUFMAN COMPLEX LP

OWNER SLOAN ADDITION LOT 2
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TAR FAMILY, LLC
KAUFMAN COMPLEX LP

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Meeting Date: 08-22-2022	Date: 08-18-22	Item #: 8	Dept. Development Services
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☐ **Consent**☒ **Action**☐ **Discussion****SUBJECT:**

Conduct a public hearing, consider and take appropriate action on Ordinance O-21-22, 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-52) to allow the sale of alcoholic beverages in conjunction with a restaurant on approximately 0.1148 acres (Property ID 28501) located at 101 W. Mulberry St. on Lot 1 of Block 17 of Kaufman Original, City of Kaufman, Kaufman County, Texas. The property is zoned Central Business District (CBD). (Z-05-22)

BACKGROUND:

See the attached August 2, 2022 Planning and Zoning Commission Report, as well as the Survey, Site & Egress Plans, Floor Plans, and Exterior Elevations and Details attached to Ordinance No. O-21-22.

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 August 2, 2022, recommended approval of SUP-52, by a vote of 5-0, to allow the sale of alcoholic beverages in conjunction with a restaurant on approximately 0.1148 acres located at 101 W. Mulberry St. with the following conditions:

1. Applicant must have, and keep, a current Texas Alcoholic Beverage Commission (TABC) Private Club license for this property.
2. Applicant must have, and keep, a current City of Kaufman Alcohol Permit for this property.
3. All sales of alcoholic beverages are for on-premise consumption only.
4. No building, premise, or land used under SUP-52 (alcoholic beverage sales in conjunction with a restaurant) may be enlarged, modified, structurally altered, or otherwise significantly changed unless an amendment to SUP-52 is first approved by City Council. The current size of the first floor of the establishment is 4,975 SF.
5. Not less than fifty percent (50%) of sales shall be from food.
6. Owner will obtain an agreement with the connecting property owner giving them access to the back of the building for removal of grease from the grease trap on a regular basis.
7. The owner will participate in coming to a solution with the Downtown Committee regarding the location of dumpsters.

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



Planning and Zoning Commission Report

Meeting Date: August 2, 2022

SUBJECT: Conduct a public hearing and make a recommendation to City Council on a request by Jesus Jimenez for a **Specific Use Permit (SUP-52)** on approximately 0.1148 acres for the sale of alcoholic beverages in conjunction with a restaurant on property zoned Central Business District (CBD). The property is generally located at 101 West Mulberry Street (Parcel ID 28501) on Lot 1 of Block 17 of Kaufman Original, City of Kaufman, Kaufman County, TX. (Case No. Z-05-22)

BACKGROUND/SUMMARY:

Jesus Jimenez submitted a Specific Use Permit application for alcoholic beverage sales in conjunction with a restaurant, on the property located at 101 West Mulberry Street, which is situated at the southwest corner of Mulberry and Washington Streets. The building is located in the Central Business District (CBD) and contains 4,975 square feet on the first floor and 3,980 square feet on the second floor. The property was previously developed as a retail floor store and has been vacant since June 2013. The building was originally built in the late 1800s or early 1900s.

The first floor of the building is proposed to be converted to a restaurant called Jesse's Fajitas and will have alcoholic beverage sales in conjunction with food. Part of the first floor will have a party room that is adjacent to the restaurant. The restaurant will also have a fully stocked bar for on-premise consumption. The restaurant will have seating for approximately 100 persons and the party room will have seating for approximately 45 persons. The restaurant will be primarily accessed from an entrance off Mulberry Street, while the party room will be primarily accessed from an entrance off Washington Street.

While a floor plan has been provided, the Specific Use Permit request does not include the second floor. The second floor will have two separate apartments with approximately 1,260 square feet of living space each, as well as a bathroom and additional storage rooms for the restaurant downstairs. The apartments have two different ways to exit out of the building without having to go through the restaurant or party room, with the primary second-floor entrance being off Mulberry Street.

The applicant has added notes to the plans regarding compliance with alcohol sales requirements, grease trap requirements, architectural regulations in the CBD, and operating hours. Trash service will be handled by trash carts, which will be stored inside the building until a more feasible solution is achieved; the applicant would like to have a shared dumpster with other neighbors in the block.

The exterior of the building will be improved with awnings, a wall sign to replace the existing wall sign, and a new blade sign at the corner of the building (which will be visible to both Mulberry and Washington Streets).

There are no parking regulations in the CBD. All of the parking is shared parking and can't be designated as to belonging to one business or another. With the relocation of the county judicial offices to a new facility on US 175, staff expects the availability of parking to improve in downtown.

SURROUNDING FUTURE LAND USES AND EXISTING LAND USES:

	Existing Zoning	Existing Land Use
North:	CBD	Kaufman County Courthouse and Annex building
South:	CBD	Judo and Computer Store
East:	CBD	CVS
West:	CBD	Vacant building – formerly Daisy's



COMPREHENSIVE PLAN:

Land Use Plan:

The 2009 Future Land Use Plan designated the land use of the subject property as Future Neighborhood Services. The Central Business District (CBD) zoning complies with the 2014 Future Land Use Plan because it allows a variety of office, retail, and commercial uses. Special Use Permits are allowed if approved by City Council.

Thoroughfare Plan:

The Thoroughfare Plan designates West Mulberry Street as a "Type A", Major Arterial, requiring a maximum right-of-way width of 120 feet and South Washington Street as "Type B", Minor Arterial, requiring a maximum right-of-way width of 100 feet. The existing right-of-way is developed and maintained by TxDOT.

DETERMINATIONS NECESSARY FOR CONSIDERING SUP'S

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 ensure that the intent of the district purposes are 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.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 20 property owners within 300 feet of the property. The results are as follow:

- Number of property owners who returned letter in agreement of the request: 1
- Number of property owners who returned letter in opposition of the request: 1
- Number of property owners have not responded: 18

The 20% percent rule for rezoning is if 20% of the area (located within the city limits) 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 zoning change 20% rule is a State law.

RECOMMENDATION:

Staff recommends approval of Z-05-22 for a Specific Use Permit-52 (SUP-52) for the sale of alcoholic beverages in conjunction with a restaurant at 101 West Mulberry Street with the following conditions:

1. Applicant must have, and keep, a current Texas Alcoholic Beverage Commission (TABC) Private Club license for this property.
2. Applicant must have, and keep, a current City of Kaufman Alcohol Permit for this property.
3. All sales of alcoholic beverages are for on-premise consumption only.
4. No building, premise, or land used under SUP-52 (alcoholic beverage sales in conjunction with a restaurant) may be enlarged, modified, structurally altered, or otherwise significantly changed unless an amendment to SUP-52 is first approved by City Council. The current size of the first floor of the establishment is 4,975 SF.
5. Not less than fifty percent (50%) of sales shall be from food.

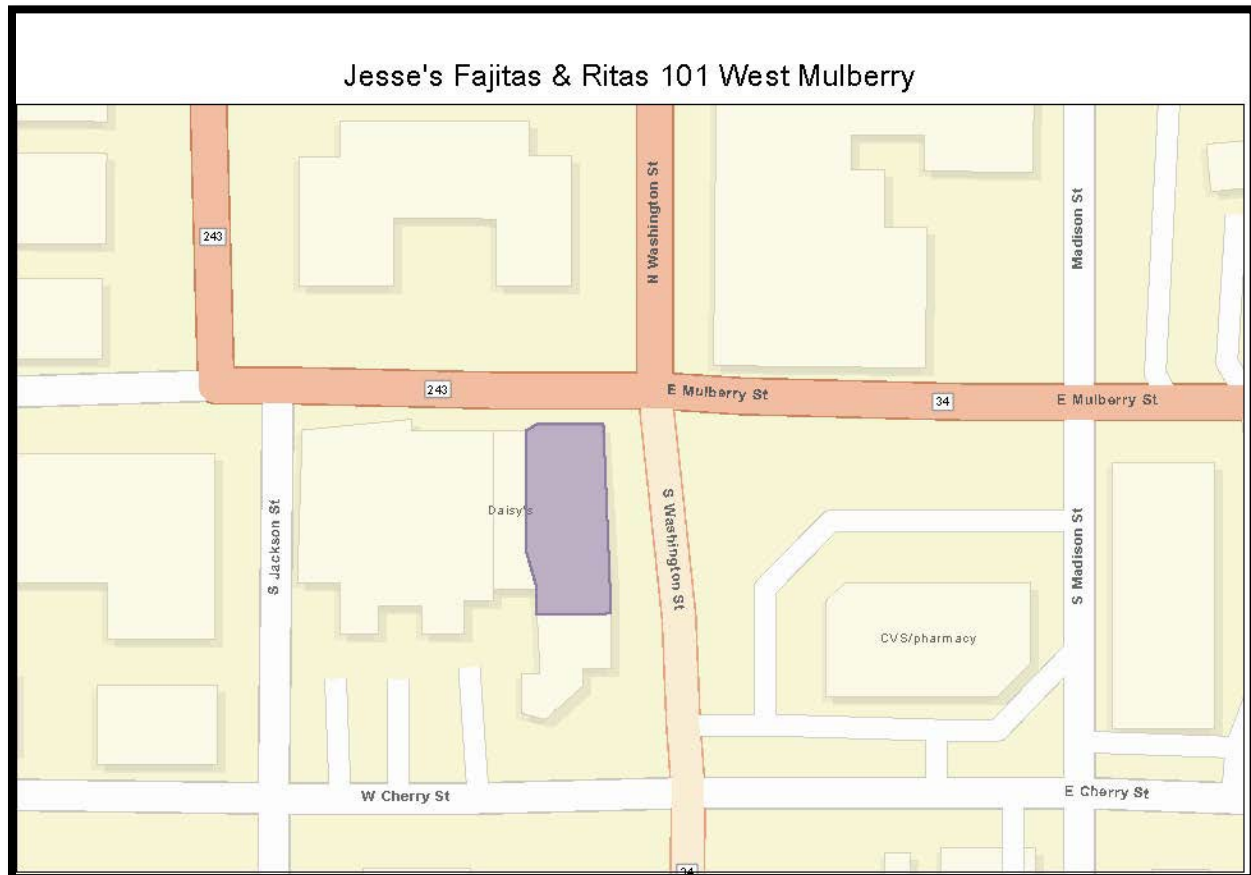
6. Owner will obtain an agreement with the connecting property owner giving them access to the back of the building for removal of grease from the grease trap on a regular basis.
7. The owner will participate in coming to a solution with the Downtown Committee regarding the location of dumpsters.

ATTACHMENTS:

1. Location Map
2. Property Owner Response
3. Survey
4. Site & Egress Plans
5. Floor Plan – Level 1
6. Floor Plan – Level 2
7. Exterior Elevation and Details

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

Location Map



Property Owner Response **FOR**

DETACH ON DOTTED LINE

Date: 7-12-2022

Name: Jess + Janice Murrell

Address: 106 West Allen St

City & State: Kaufman, TX 75142

Phone #: 972-932-2885

COMMENTS:

RE: Conduct a public hearing and make a recommendation to City Council on a request by Jesus Jimenez for a Specific Use Permit (SUP-52) on approximately 0.1148 acres for the sale of alcoholic beverages in conjunction with a restaurant on property zoned Central Business District (CBD). The property is generally located at 101 West Mulberry (PID# 28501) in the Kaufman Original, Lot 1 of Block 17, Kaufman County, Kaufman, TX. (Case #Z-05-22)

☒ I AM IN FAVOR ☐ I OBJECT

Email Address: jmur1951@centurylink.net

Jess + Janice Murrell Jess + Janice Murrell
NAME PRINTED SIGNATURE

Property Owner Response **AGAINST**

DETACH ON DOTTED LINE

Date: June 12, 2022

Name: Glen M. Ashworth

Address: 107 + 109 W. Mulberry St

City & State: Kaufman, TX 75142

Phone #: (214) 632-6211

COMMENTS: The subject property has 0 parking and the sale of alcohol will require enhanced law enforcement to protect the neighboring property owner

RE: Conduct a public hearing and make a recommendation to City Council on a request by Jesus Jimenez for a Specific Use Permit (SUP-52) on approximately 0.1148 acres for the sale of alcoholic beverages in conjunction with a restaurant on property zoned Central Business District (CBD). The property is generally located at 101 West Mulberry (PID# 28501) in the Kaufman Original, Lot 1 of Block 17, Kaufman County, Kaufman, TX. (Case #Z-05-22)

☐ I AM IN FAVOR ☒ I OBJECT

Email Address: emalraven@aol.com

Glen M. Ashworth Glen M. Ashworth
NAME PRINTED SIGNATURE

ORDINANCE O-21-22

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-TWO, ("SUP-52"), AND ITS SITE PLAN, TO PERMIT THE SALE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A RESTAURANT, SUBJECT TO CONDITIONS, ON AN APPROXIMATE 0.1148 ACRE TRACT OF LAND (PROPERTY ID 28501) ZONED CENTRAL BUSINESS DISTRICT "CBD", SUCH PROPERTY BEING GENERALLY LOCATED AT 101 W. MULBERRY ST., ON LOT 1 OF BLOCK 17, KAUFMAN ORIGINAL, 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 REQUIREMENTS FOR ALCOHOL LICENSING AND PERMITTING, LIMITS ON THE SIZE OF THE USE, A REQUIREMENT THAT A MINIMUM PERCENTAGE OF SALES BE FROM FOOD, GREASE TRAP REQUIREMENTS, AND DUMPSTER LOCATIONS; 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 2nd day of August, 2022, the Planning and Zoning Commission, after holding a public hearing, did consider and make a recommendation to City Council for approval of SUP-52, and its Site Plan (Z-05-22), to allow the sale of alcoholic beverages in conjunction with a restaurant with the conditions listed in Section 2 of this Ordinance on an approximate 0.1148 acre tract of land, Kaufman CAD Property ID 28501, zoned Central Business District "CBD", generally located at 101 W. Mulberry St., on Lot 1 of Block 17, Kaufman Original, 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 22nd day of August, 2022, the City Council held a public hearing to consider approving SUP-52, 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-52 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 0.1148-acre tract of land generally located at 101 W. Mulberry St., Kaufman CAD Property ID 28501, on a portion of Lot 1 of Block 17, Kaufman Original, 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-52, to allow the sale of alcoholic beverages in conjunction with a restaurant with the following conditions, each of which shall be included on the Site Plan for SUP-52:

- a. Applicant shall have, and keep, a current Texas Alcoholic Beverage Commission (TABC) license for this property.
- b. Applicant shall have, and keep, a current City of Kaufman Alcohol Permit for this property.
- c. All sales of alcoholic beverages shall be for on-premise consumption only.
- d. No building, premise, or land used under SUP-52 (alcoholic beverage sales in conjunction with a restaurant) may be enlarged, modified, structurally altered, or otherwise significantly changed unless an amendment to SUP-52 is first approved by City Council. The current size of the first floor of the establishment is 4,975 SF.
- e. Not less than fifty percent (50%) of sales shall be from food.
- f. Applicant shall obtain an agreement with the connecting property owner, to be memorialized in writing and on file with the City prior to the issuance of the Certificate of Occupancy for the restaurant, giving Applicant access to the back of the neighboring building for removal of grease from the grease trap on a regular basis.
- g. Applicant shall participate in coming to a solution, to be memorialized in writing and on file with the City, with the City of Kaufman Downtown Committee regarding the location of dumpsters on the property.
- h. The City Council may request information from Applicant from time to time to ensure the conditions listed above are being complied with. Applicant shall provide the City Council with the information requested as soon as practicable.

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-52 ("SUP-52"), 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-52 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-52.

SECTION 5. ASSIGNABILITY; TERMINATION/RECISSION. SUP-52 is non-transferrable. SUP-52 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-52.

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 22nd day of August, 2022.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

“EXHIBIT A” Legal Description

Z-05-22

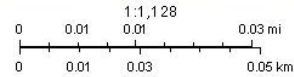
101 W. Mulberry St. –

Lot 1 of Block 17, Kaufman Original - Kaufman CAD Property ID 28501

Jesse's Fajitas & Ritas 101 West Mulberry

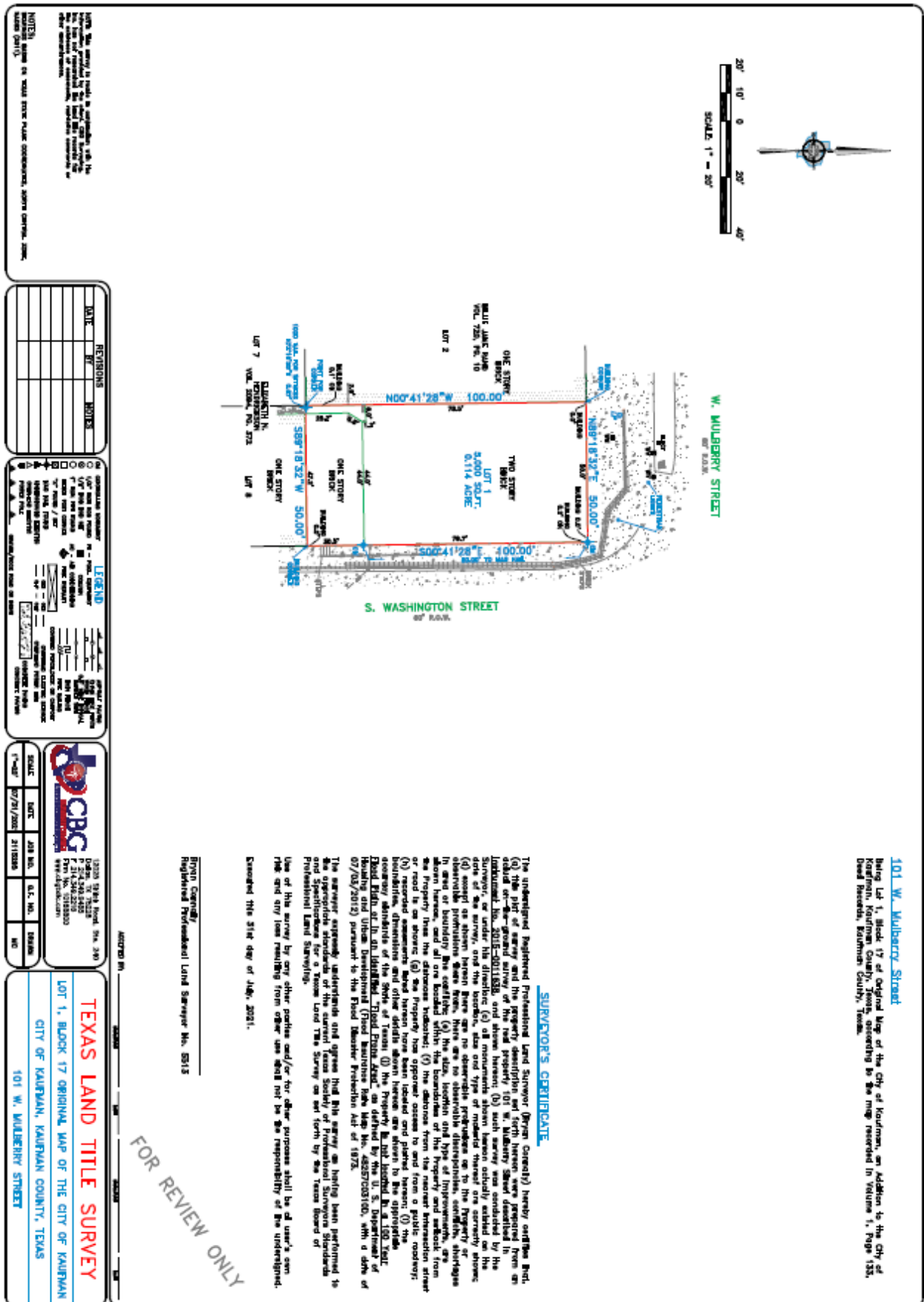


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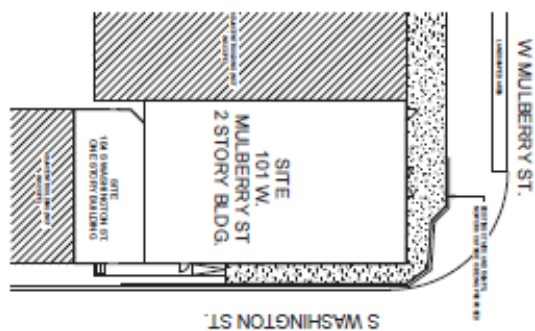


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Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location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



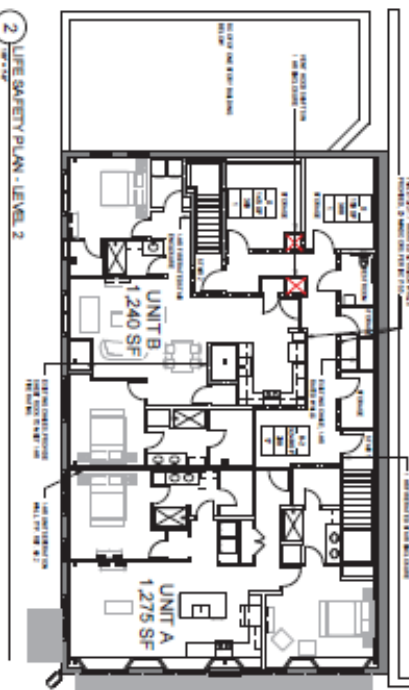
SITE PLAN



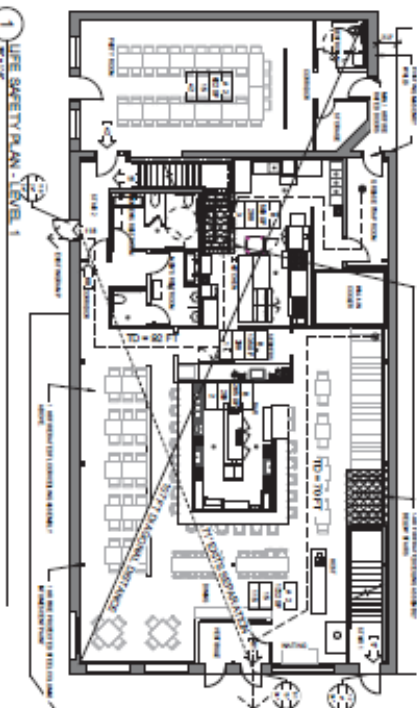
LIFE SAFETY LEGEND



2 LIFE SAFETY PLAN - LEVEL 2



1 LIFE SAFETY PLAN - LEVEL 1



NOT FOR CONSTRUCTION



SHARON HEALING
Director, Health
Care for the Lesbian, Gay, Bisexual, and Transgender Community
408-685-5442

Project
**JESSE'S
FAJITAS**
101 W. MURFREY ST.
KALPAIN, TX 75142

From page 107:

Franklin's defense was to
claim that the
1871 riot had been
premeditated, that it had

Date: _____		Page: _____
1.	_____	_____
2.	_____	_____
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10.	_____	_____

SITE & EGRESS PLANS

SUP - 1

1 FLOOR PLAN - LEVEL 1

[illegible]NOT FOR CONSTRUCTION

SUP - 2

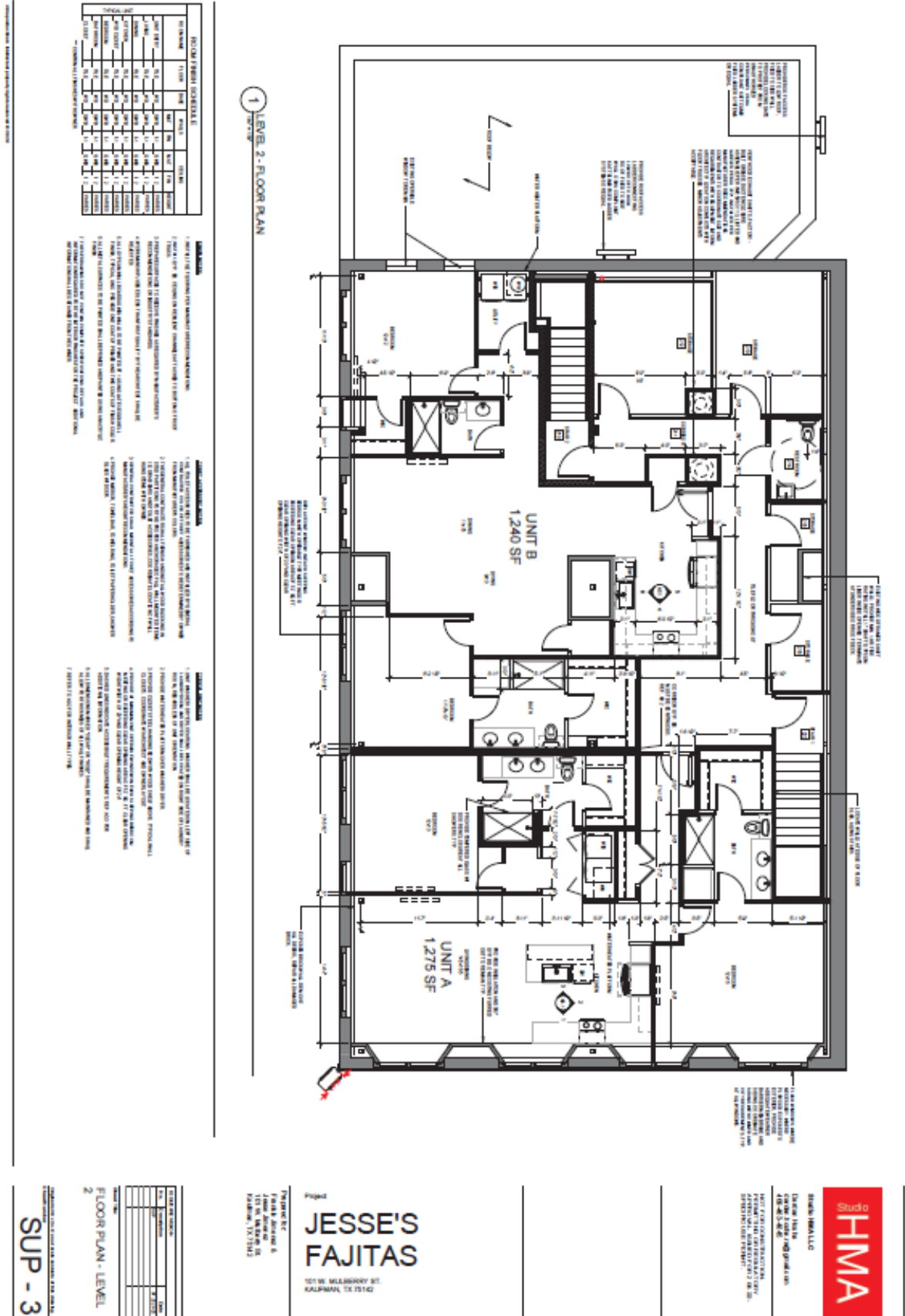
JESSE'S FAJITAS

101 W. MILLBERRY ST.

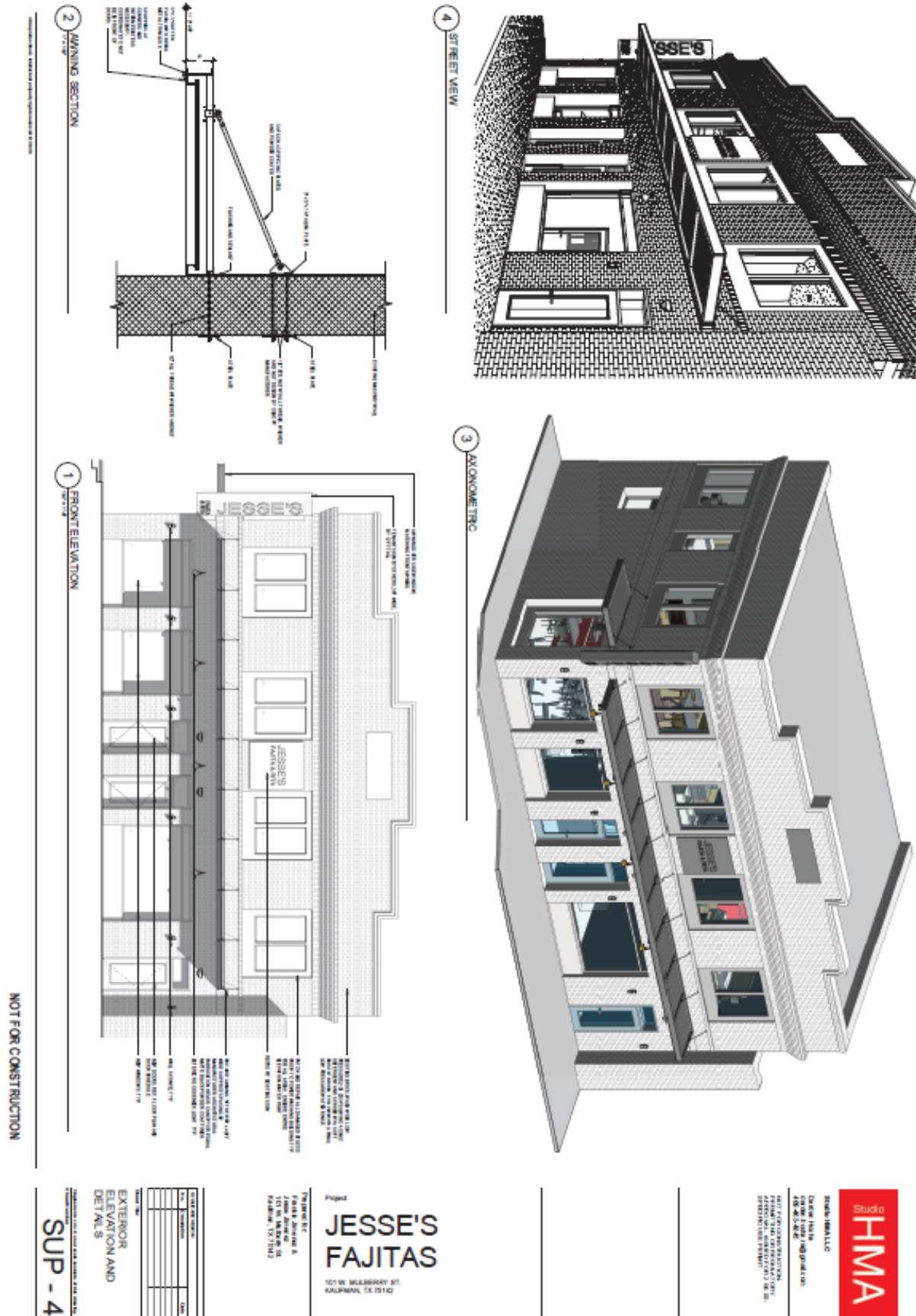
STANLEY HERRLICK
Executive Vice President
of the American
Furniture Association
400 N. 5th Ave.
Chicago, IL 60610

Studio
HMA

“EXHIBIT B” Site Plan



"EXHIBIT B" Site Plan





Meeting
Date: 8/22/2022

Date: 08/15/2022

Item #: 9.

Dept.: Administration

Ordinance

SUBJECT:

Consider and take appropriate action on Ordinance O-22-22, an Ordinance of the City Council of the City of Kaufman, Texas, amending the Code of Ordinances, Chapter 106, "Utilities", specifically, Section 106-7, "Water Rates", paragraphs (f) (g) and (h) and Section 106.8, "Sewer Rates", paragraph (e), to adopt increased rates for water and sewer services in order to account for increased costs of service, to increase water meter fees for meters outside of the corporate limits of the City, to increase the monthly rate reduction for seniors, and to provide for manual adjustments as authorized by ordinance, policy or action of City Council; containing a severability clause; providing a penalty clause; and providing for publication and an effective date.

BACKGROUND:

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

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

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



Meeting
Date: 8/22/2022

Date: 08/11/2022

Item #: 10.

Dept.: Administration

Ordinance

SUBJECT:

Consider and take appropriate action on Ordinance O-23-22, an Ordinance of the City Council of the City of Kaufman, Texas accepting and approving an Annual Service Plan Update and Assessment Roll 2022-2023 for the Kaufman Public Improvement District No. 1, Phases 1A and No. 1B in compliance with Chapter 372 of the Texas Local Government Code, as amended; accepting and approving the Annual Service Plan Update and Updated Assessment Roll for PID 1, Phase 1A and Phase 1B, and providing the applicable TIRZ Credit Calculation, as set forth in Exhibit "A" to the Ordinance providing for payment of the assessments in accordance with Chapter 372; providing for the method of assessment and the payment of the assessments, providing penalties and interest on delinquent assessments and compliance with all other legal requirements providing for severability, and providing an effective date.

BACKGROUND:

This is the annual update to the Georgetown Service & Assessment Plan. Each property owner is identified in this plan and its corresponding assessment for Tax Year 2022 in accordance with the Public Improvement District #1 enabling ordinance.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Ordinance O-23-22 as presented.

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

ORDINANCE NO. O-23-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS ACCEPTING AND APPROVING AN UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND AN UPDATED ASSESSMENT ROLL 2022-2023 FOR THE CITY OF KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. 1, ("PID 1"), PHASES 1A AND 1B IN COMPLIANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; MAKING AND ADOPTING FINDINGS; PROVIDING FOR THE INCORPORATION OF FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR PID 1, PHASE 1A AND PHASE 1B, AND PROVIDING THE TIRZ CREDIT CALCULATION 2022-2023, ATTACHED HERETO AS EXHIBIT "A"; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on November 13, 2018, after due notice, the City Council of the City of Kaufman, Texas (the "City Council") held the public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Sec. 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act ") and made the findings required by Sec. 372.009(b) of the PID Act and, by Resolution No. R-27-18 adopted by a majority of the members of the City Council, authorized the PID in accordance with its finding as to the advisability of the public improvements and services; and

WHEREAS, on August 5, 2019, after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. O-08-19 approving a Service and Assessment Plan and Phases 1A and 1B Assessment Roll for the Kaufman Public Improvement District No. 1 (the "Assessment Ordinance"); and

WHEREAS, Section 372.013 of the PID Act and the Service and Assessment Plan require that the Service and Assessment Plan and Assessment Roll be annually reviewed and updated; and

WHEREAS, the City Council is contemplating the issuance of bonds at a future date for authorized costs associated with Phase 1A and Phase 1B, which bonds will be secured directly and indirectly, respectively, by the assessments levied against the property comprising Phase 1A and Phase 1B in accordance with state law; and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll attached as Exhibit "A" hereto reflects prepayments, property divisions and changes to the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance which supplements the Assessment Ordinance and approves and adopts the

Annual Service Plan Update and the Updated Assessment Roll attached thereto, in conformity with the requirements of the PID Act, for the fiscal year beginning October 1, 2022, and ending September 30, 2023.

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

SECTION 1. INCORPORATION OF FINDINGS. The findings and determinations set forth in the preambles above are incorporated herein for all purposes and are hereby adopted.

SECTION 2. ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL. The Annual Service Plan Update and Updated Assessment Roll for Phases 1A and 1B and the TIRZ Credit Calculation for 2022-2023 are attached hereto as **Exhibit "A"** are hereby accepted and approved and compliance with the PID Act in all matters is required.

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

SECTION 4. SEVERABILITY. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect upon its passage and publication as required by law. The City Secretary is directed to publish the caption of this Ordinance as required law.

PASSED, APPROVED AND ADOPTED on this 22nd day of August, 2022.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

EXHIBIT A
ANNUAL SERVICES AND ASSEMENT PLAN

**KAUFMAN
PUBLIC IMPROVEMENT DISTRICT NO. 1**

CITY OF KAUFMAN, TEXAS

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/15/22 – 9/14/23)**

**AS APPROVED BY CITY COUNCIL ON:
AUGUST 22, 2022**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

KAUFMAN

PUBLIC IMPROVEMENT DISTRICT No. 1

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/15/22 – 9/14/23)

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I. INTRODUCTION AND DEFINED TERMS

A. INTRODUCTION

The Kaufman Public Improvement District No. 1 (the “PID”) was created pursuant to the PID Act and a resolution of the City Council on November 13, 2018 to finance certain public improvement projects for the benefit of the property in the PID. The City approved the Phases #1A & Phase #1B Reimbursement Agreement in the aggregate amount of \$3,380,0000 (the Phase #1 Reimbursement Agreement”) pursuant to Resolution R-13-19 adopted by the City Council on August 5, 2019 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (the “Authorized Improvements”) to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually.

An amended and restated Service and Assessment Plan (the “Amended and Restated Service and Assessment Plan”) was accepted and approved by the City Council on December 15, 2020, pursuant to Ordinance O-38-20 (the “Assessment Ordinance”), setting forth the plan for apportioning the costs of certain of the public improvement projects (the “Authorized Improvements”) to be assessed against properties in the PID and for payment of special assessments with respect thereto. This document is the annual update of the Amended and Restated Service and Assessment Plan for 2022-23 (the “Annual Service Plan Update”).

The City Council approved the City of Kaufman, Texas Special Assessment Revenue Bonds Series 2021 (Phases #1A-1B Project) (the “Phases #1A-1B Bonds”) in the aggregate principal amount of \$3,380,0000 pursuant to Ordinance No. O-01-21 adopted by the City Council on January 25, 2021 to finance the costs of the Authorized Improvements and replace the Phase #1 Reimbursement Agreement.

The City also adopted an assessment roll (the “Assessment Roll”) identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Amended and Restated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2022-23.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the “PID Assessment Notice”) as disclosure of the obligation to pay PID Assessments. In light of these amendments to

the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix G and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms shall have the meanings set forth in the Amended and Restated Service and Assessment Plan unless otherwise defined herein.

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

“Actual Cost(s)” means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (property and franchise), (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, County permit fees, development fees), insurance premiums and miscellaneous expenses.

Actual Costs may include general contractor’s fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment.

The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

“Additional Interest” means the 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act.

“Administrative Expenses” mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) issuing, paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee’s reasonable fees and expenses relating to the Bonds, including reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

“Administrator” means the employee or designee of the City, identified in any indenture of trust relating to a series of Bonds or identified in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

“Annual Installment” means, with respect to each Parcel, each annual payment of: (i) the Assessments including any applicable interest, as shown on the Assessment Roll attached hereto as Appendix F, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Administrative Expenses, and (iii) the Prepayment and Delinquency Reserve described in Section V.F. of this Service and Assessment Plan.

“Annual Service Plan Update” has the meaning set forth in the second paragraph of Section IV of this Service and Assessment Plan.

“Assessed Property” means any property that benefits from the Authorized Improvements within the PID on which Assessments have been imposed as shown in the Assessment Roll, as the Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes Parcels within the PID other than Non-Benefited Property.

“Assessment” means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. An Assessment for a Parcel consists of the Annual Installments to be collected in all years and amounts collected to pay Administrative Expenses and interest on all Assessments.

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

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

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

“Authorized Improvements” mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, acquired, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

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

“Bonds” mean any bonds issued in one or more series for financing the Authorized Improvements and secured in whole or in part by the Assessment Revenues.

“Budgeted Cost(s)” means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

“Certification for Payment” means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements, which may be in segments or sections.

“City” means the City of Kaufman, Texas.

“City Council” means the duly elected governing body of the City.

“County” means Kaufman County, Texas.

“Delinquent Collection Costs” mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney’s fees.

“Developer” means GeorgeCity KF, Ltd, a Texas limited liability company and its successors and assigns.

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

“Equivalent Units” mean, as to any Parcel the number of dwelling units by lot type expected to be built on the Parcel multiplied by the factors calculated and shown in Appendix D attached hereto.

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

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

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

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

“Lot Type” means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator shown in Appendix D and confirmed by the City Council. In the case of single family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated final average home value for each lot as of the date of the recorded subdivision plat, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

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

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

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

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

Lot Type 1 - \$30,114.04

Lot Type 2 - \$28,909.48

Lot Type 3 - \$26,801.50

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

Lot Type 1 - \$19,603

Lot Type 2 - \$18,819

Lot Type 3 - \$17,447

“Non-Benefited Property” means Parcels that accrue no special benefit from the Authorized Improvements, including Public Property and easements that create an exclusive use for a public utility provider. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel that is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.D.

“Parcel” or **“Parcels”** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Kaufman Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the official public records for real property in Kaufman County.

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

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

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

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

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

“Phases #1A-1B Bonds” mean those certain City of Kaufman, Texas, Special Assessment Revenue Bonds, Series 2021 (Kaufman Public Improvement District No. 1 Phases #1A-1B Project) that may be secured primarily by Phases #1A-1B Assessment Revenues and issued by the City to finance the Phases #1A-1B Improvements and/or reimburse the Developer.

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

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

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

“PID” has the meaning set forth in Section I.A. of this Service and Assessment Plan.

“PID Act” means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

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

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

“Public Property” means property, right of way and easements within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of

Texas, Kaufman County, the City, a school district or any other public agency or political subdivision, whether in fee simple or through an exclusive use easement.

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

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

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

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

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

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

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

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Pursuant to the Amended and Restated Service and Assessment Plan, the initial total estimated costs of the Authorized Improvements were equal to \$3,380,000. According to the Developer, the current costs spent to date for the Authorized Improvements are \$3,870,522, and the updated budget remains unchanged from the initial total estimated costs.

The Phase #1A Authorized Improvements were completed and accepted by the City on January 20, 2020. According to the Developer's quarterly improvement implementation report for the period ending June 30, 2022, the Phase #1B Authorized Improvements were completed and accepted by the City on October 25, 2021.

Table II-A-1 below summarizes the updated sources and uses of funds required to construct the Authorized Improvements.

Table II-A-1
Updated Sources and Uses of Funds – Phases #1A-1B

Sources of Funds	Initial Estimated Budget ¹	Actual Cost ²	Variance
Assessments - Bond Par Amount	\$3,380,000	\$3,380,000	\$0
Other funding sources			
Bond Premium	\$23,864	\$23,864	\$0
Developer Contribution	\$601,628	\$1,733,774	\$1,132,146
Total Sources	\$4,005,492	\$5,137,638	\$1,132,146
Uses of Funds			
<i>Authorized Improvements</i>			
Road improvements	\$1,171,125	\$1,254,392	\$83,267
Water distribution system improvements	\$420,642	\$638,497	\$217,855
Sanitary sewer improvements	\$252,775	\$334,153	\$81,378
Storm drainage improvements	\$641,900	\$1,312,118	\$670,218
Screening and landscape improvements	\$14,400	\$14,750	\$350
Other soft and miscellaneous costs	\$879,158	\$958,236	\$79,078
<i>Subtotal Authorized Improvements</i>	<i>\$3,380,000</i>	<i>\$4,512,146</i>	<i>\$1,132,146</i>
Bond Issuance Costs	\$625,492	\$625,492	\$0
Total Uses	\$4,005,492	\$5,137,638	\$1,132,146

1 – According to the Amended and Restated Service and Assessment Plan.

2 – Actual costs include Phase #1A Authorized Improvement actual costs as reported in the 2021-22 Annual Service Plan Update and include Phase #1B Authorized Improvement actual costs as reported in the Developer's quarterly improvement implementation report for the period ending June 30, 2022.

Authorized Improvement Cost Variances

According to Table II-A-1 above, there are Authorized Improvement cost increases of \$1,132,146. The increase in the Authorized Improvements' costs were funded solely by the Developer.

B. FIVE YEAR SERVICE PLAN

A service plan must cover a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown in Table II-B-1 below.

Table II-B-1
Annual Projected Indebtedness & Projected Annual Installments
2021-2028

Assessment Year Ending 09/15	Annual Projected Costs	Annual Projected Indebtedness	Projected Annual Installments¹
2021-22	\$4,005,492	\$3,380,000	\$267,505
2023	\$0	\$0	\$208,993
2024	\$0	\$0	\$246,204
2025	\$0	\$0	\$244,353
2026	\$0	\$0	\$242,516
2027	\$0	\$0	\$250,692
2028	\$0	\$0	\$248,119
Total	\$4,005,492	\$3,380,000	\$1,708,383

1 - Projected Annual Installments for Assessment Years ending 2021-2023 represent actual amounts billed, which includes applicable investment income credits and TIRZ Credits, if any. Projected Annual Installments for Assessment Years ending 2024-2028 do not include applicable investment income credits and TIRZ Credits, if any, and will be updated in future Annual Service Plan Updates.

C. ANNUAL BUDGET – LOTS TRIGGERED IN 2020-21

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) Annual Installments of principal following the issuance of the Phases #1A-1B Bonds. The collection of the first Annual Installment for a Lot or Parcel within Phases #1A-1B shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of a series of Phased PID Bonds for Phases #1A- 1B Assessed Property, such that upon the issuance of PID Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two

years from the date of the levy of Assessments on the Phases #1A-1B Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phases #1A-1B Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year.

According to the City, building permits for twenty-five (25) Phases #1A & 1B Lots have been issued as of August 12, 2020. As a result, condition (i) has been satisfied for the respective twenty-five (25) Lots, and the first Annual Installment were due no later than January 31, 2021 for each Lot, of which twenty-seven (27) Annual Installments remain outstanding.

Table II-C-1 below shows the amount of outstanding Assessments as of September 15, 2022 applicable to the twenty-five (25) Lots that were triggered for collection in 2020-21.

Table II-C-1
Outstanding Assessments on Lots with Building Permits
as of August 12, 2020 (2020-21 Trigger)

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units	Total Outstanding Assessment per Lot Type	Total Outstanding Assessments
Lot Type 3 (50 Ft Lot)	25	0.89	22.25	\$26,200.00	\$655,000.00
Total Equivalent Units	25		22.25		

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phases #1A-1B Bonds commencing with the issuance of the Phases #1A-1B Bonds. The effective interest rate of the Phases #1A-1B Bonds for the Lots Triggered in 2020-21 is 3.61 percent per annum for 2022-23. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the interest rate of the Phases #1A-1B Bonds for the Lots Triggered in 2020-21 is (3.61 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the Annual Installments of the Assessments, shall be billed by the City in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update will show the remaining balance of the Assessments, the Annual Installment due for 2022-23 and the administrative expenses to be collected from each Parcel. Annual administrative expenses shall be allocated to each Parcel pro rata based on the Annual Installment on a Parcel to the total Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Amended and Restated Service and Assessment Plan, such as the incremental taxes available to the PID (the “TIRZ Credit”), capitalized interest, and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service proportionately allocated to each Lot will be paid on the Phases #1A-1B Bonds from the collection of the Annual Installments. In addition, Annual Collection Costs are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Annual Installments to be Collected for 2022-23 for Lots Triggered in 2020-21

The budget for Lots Triggered in 2020-21 will be paid from the collection of Annual Installments collected for 2022-23 as shown in Table II-C-2 below.

Table II-C-2
Budget for the Annual Installments
to be collected for 2022-23

Descriptions	Total
Interest payment on March 15, 2023	\$11,809
Interest payment on September 15, 2023	\$11,809
Principal payment on September 15, 2023	\$15,000
<i>Subtotal debt service on bonds</i>	<i>\$38,619</i>
Administrative Expenses	\$6,000
Excess Interest for Reserves	\$3,275
<i>Subtotal Expenses</i>	<i>\$47,894</i>
Available TIRZ Credit	(\$14,152)
Available reserve fund income	\$0
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$14,152)</i>
Annual Installments	\$33,742

Debt Service Payments

Annual Installments to be collected from Lots Triggered in 2020-21 for principal and interest include interest due on March 15, 2023 in the amount of \$11,809 and on September 15, 2023 in the amount of \$11,809, which equal interest on the outstanding Phases #1A-1B Bonds' Assessments balance of \$655,000 for six months each and an effective interest rate of the Phases #1A-1B Bonds for the Lots Triggered in 2020-21 of 3.61 percent. Annual Installments to be collected include a principal amount of \$15,000 due on September 15, 2023. As a result, total principal and interest due from Lots Triggered in 2020-21 for 2022-23 is estimated to be equal to \$38,619.

Administrative Expenses

Annual administrative expenses include the City, Administrator, Trustee, Dissemination Agent, Auditor, and contingency fees. As shown in Table II-C-3 below, the total administrative expenses to be proportionally collected from the twenty-five (25) Lots triggered for 2022-23 are estimated to be \$6,000.

Table II-C-3
Administrative Budget Breakdown

Description	2022-23
	Estimated Budget (9/15/22-9/14/23)
City	\$600
Administrator	\$3,600
Trustee	\$600
Dissemination Agent	\$700
Auditor	\$0
Contingency	\$500
Total	\$6,000

Available TIRZ Credit

According to the City, there have been TIRZ increments collected in tax year 2021 in the total amount of \$38,138 that are available to be used as TIRZ Credit in 2022-23 for the respective Lots Triggered in 2020-21. Pursuant to Section VI.A. of the Amended and Restated Service and Assessment Plan, in no event shall the TIRZ Annual Credit Amount allocated to a Parcel exceed the amount sufficient to result in a net PID Annual Installment tax rate equivalent $[(\text{Annual Installment} - \text{TIRZ Annual Credit Amount}) \div \text{assessed value}]$ of \$0.368 per \$100 of assessed value.

As a result, the City and Kaufman County TIRZ Credits available to offset 2022-23 Annual Installments collectively are \$14,152. For additional TIRZ Credit information for Lots Triggered in 2020-21 refer to Appendix B-2 and Appendix B-3. For additional information regarding excess TIRZ Revenues refer to Appendix D.

Pursuant to Section VI.A. of the Amended and Restated Service and Assessment Plan, after the TIRZ Annual Credit Amount is applied to provide a credit towards a portion of the Annual Installment for the Parcel, any excess TIRZ Revenues available for the purposes of an off-set to the Assessments on such Parcel pursuant to the Development Agreement, shall be held in a segregated account by the City and shall be used either (1) to prepay a portion of the Assessments on the Parcel in a manner determined by the City and the Administration to be fair and equitable, and to pay the outstanding principal balance of the Phases #1A-1B Bonds or redeem bonds pursuant to the extraordinary redemption provisions of the applicable Trust Indenture, or (2) to be

applied as a credit towards a portion of Annual Installments in future years in an effort to maintain a stable Annual Installment schedule.

As described above, the total amount TIRZ increments collected in tax year 2021 that are available to be used as TIRZ Credit in 2022-23 for the respective Lots Triggered in 2020-21 was \$38,138 and the maximum total amount of TIRZ increments applicable to offset 2022-23 Annual Installments is \$14,152. As a result, \$23,986 in excess TIRZ Credit amounts will be used to prepay a portion of the Assessments on the respective Parcels generating the excess TIRZ Credit and the appropriate amount of Phases #1A-1B Bonds related to such Assessment prepayments will be redeemed pursuant to the extraordinary redemption provisions of the applicable Trust Indenture on or before September 15, 2023.

Available Reserve Fund Income

As of the July 31, 2022, there is not a significant excess balance in the Reserve Fund above the Bond Reserve Requirement. As a result, there is no excess reserve fund income available to reduce the 2022-23 Annual Installment.

Available Capitalized Interest Account

As of July 31, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment for 2022-23.

Available Administrative Expense Account

As of the July 31, 2022, the balance in the Administrative Account was \$31,086. The balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, funds are not anticipated to be available in the Administrative Account to reduce the 2022-23 Annual Installment.

D. ANNUAL INSTALLMENT PER LOT TYPE – LOTS TRIGGERED IN 2020-21

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phases #1A-1B Bonds and (ii) to cover Administrative Expenses of the PID.

According to the Developer, 125 units representing 112.24 total Equivalent Units are anticipated to be built within Phase #1A-1B of the PID. As a result of the City issuing a building permit, there were twenty-five (25) Lots representing 22.25 Equivalent Units that were triggered in 2020-21.

Accordingly, the net principal and interest portion of Annual Installment to be collected from Lots Triggered in 2020-21 will be \$1,882.87 $[(\$38,619 + \$3,275 = \$41,894) \div 22.25 = \$1,882.87]$ and the net Administrative Expenses to be collected from each unit will be \$269.66 (i.e. $(\$6,000 \div 22.25 = \$269.66)$). As a result, the total gross Annual Installment to be collected from each unit within the PID will be \$2,152.53 (i.e. $\$1,905.67 + \$269.66 = \$2,152.53$). The Annual Installment to be collected from each Parcel within the PID is calculated by multiplying the Annual Installment

for each unit of \$2,152.53 by the total estimated units for each Parcel in the PID, less the applicable TIRZ Credit, if any, as shown in Appendix B-1.

The Annual Installment due to be collected from the Lots Triggered in 2020-21 for 2022-23 is shown in Table II-D-1 below.

Table II-D-1
Annual Installment Per Unit

Type	Annual Installment	Equivalent Unit Factor	Annual Installment per Equivalent Unit
Lot Type 3 (50 Ft Lot)	\$2,152.53	0.89	\$1,915.75

1 – The Annual Installment per unit amount does not include applicable TIRZ Credits, if any.

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix B-1.

E. ANNUAL BUDGET – LOTS TRIGGERED IN 2021-22

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) Annual Installments of principal following the issuance of the Phases #1A-1B Bonds. The collection of the first Annual Installment for a Lot or Parcel within Phases #1A-1B shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of a series of Phased PID Bonds for Phases #1A- 1B Assessed Property, such that upon the issuance of PID Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phases #1A-1B Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phases #1A-1B Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year.

The City Council approved the Phases #1A-1B Bonds in the aggregate principal amount of \$3,380,0000 on January 25, 2021. As a result, condition (ii) has been satisfied for the remaining one hundred (100) Lots, and the first Annual Installment will be due no later than January 31, 2022 for each Lot, of which twenty-eight (28) Annual Installments remain outstanding.

Table II-E-1 on the following page shows the amount of outstanding Assessments applicable to the one hundred (100) Lots that were triggered for collection in 2021-22.

Table II-E-1
Assessments on Lots (2021-22 Trigger)

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units	Assessment per Unit	Total Assessments
Lot Type 1 (60 Ft Lot)	2	1.00	2.00	\$29,447.72	\$58,895.43
Lot Type 2 (55 Ft Lot)	11	0.96	10.56	\$28,269.81	\$310,967.89
Lot Type 3 (50 Ft Lot)	87	0.89	77.43	\$26,208.47	\$2,280,136.68
Total Equivalent Units	100		89.99		\$2,650,000.00

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phases #1A-1B Bonds commencing with the issuance of the Phases #1A-1B Bonds. The effective interest rate of the Phases #1A-1B Bonds for the Lots Triggered in 2021-22 is 3.62 percent per annum for 2022-23. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate of the Phases #1A-1B Bonds for the Lots Triggered in 2021-22 (3.62 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the Annual Installments of the Assessments, shall be billed by the City in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update will show the remaining balance of the Assessments, the Annual Installment due for 2022-23 and the administrative expenses to be collected from each Parcel. Annual administrative expenses shall be allocated to each Parcel pro rata based on the Annual Installment on a Parcel to the total Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Amended and Restated Service and Assessment Plan, such as the incremental taxes available to the PID (the “TIRZ Credit”), capitalized interest, and interest earnings on any account balances and by any other funds available to the PID.

Annual Budgets for the Repayment of Indebtedness

Debt service proportionately allocated to each Lot will be paid on the Phases #1A-1B Bonds from the collection of the Annual Installments. In addition, Annual Collection Costs are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Annual Installments to be Collected for 2022-23 for Lots Triggered in 2021-22

The budget for Lots Triggered in 2021-22 will be paid from the collection of Annual Installments collected for 2022-23 as shown in Table II-E-2 on the following page.

Table II-E-2
Budget for the Annual Installments
to be collected for 2022-23

Descriptions	Total
Interest payment on March 15, 2023	\$47,966
Interest payment on September 15, 2023	\$47,966
Principal payment on September 15, 2023	\$60,000
<i>Subtotal debt service on bonds</i>	<i>\$155,931</i>
Administrative Expenses	\$24,000
Excess Interest for Reserves	\$13,250
<i>Subtotal Expenses</i>	<i>\$193,181</i>
Available TIRZ Credit	(\$17,930)
Available reserve fund income	\$0
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$17,930)</i>
Annual Installments	\$175,251

Debt Service Payments

Annual Installments to be collected from Lots Triggered in 2021-22 for principal and interest include interest due on March 15, 2023 in the amount of \$47,966 and on September 15, 2023 in the amount of \$47,966, which equal interest on the outstanding Phases #1A-1B Bonds' Assessments balance of \$2,650,000 for six months each and an effective interest rate of the Phases #1A-1B Bonds for the Lots Triggered in 2021-22 is 3.62 percent. Annual Installments to be collected include a principal amount of \$60,000 due on September 15, 2023. As a result, total principal and interest due from Lots Triggered in 2021-22 for principal and interest in 2022-23 is estimated to be equal to \$155,931.

Administrative Expenses

Annual administrative expenses include the City, Administrator, Trustee, Dissemination Agent, Auditor, and contingency fees. As shown in Table II-E-3 on the following page, the total administrative expenses to be proportionally collected from the one hundred (100) Lots triggered for 2022-23 are estimated to be \$24,000.

Table II-E-3
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/15/22-9/14/23)
City	\$2,400
Administrator	\$14,400
Trustee	2,400
Dissemination Agent	2,800
Auditor	0
Contingency	\$2,000
Total	\$24,000

Available TIRZ Credit

According to the City, there have been TIRZ increments collected in tax year 2021 in the total amount of \$21,248 that are available to be used as TIRZ Credit in 2022-23 for the respective Lots Triggered in 2021-22. Pursuant to Section VI.A. of the Amended and Restated Service and Assessment Plan, in no event shall the TIRZ Annual Credit Amount allocated to a Parcel exceed the amount sufficient to result in a net PID Annual Installment tax rate equivalent [(Annual Installment - TIRZ Annual Credit Amount) ÷ assessed value] of \$0.368 per \$100 of assessed value.

As a result, the City and Kaufman County TIRZ Credits available to offset 2022-23 Annual Installments collectively are \$17,930. For additional TIRZ Credit information for Lots Triggered in 2021-22 refer to Appendix C-2 and Appendix C-3. For additional information regarding excess TIRZ Revenues refer to Appendix D.

Pursuant to Section VI.A. of the Amended and Restated Service and Assessment Plan, after the TIRZ Annual Credit Amount is applied to provide a credit towards a portion of the Annual Installment for the Parcel, any excess TIRZ Revenues available for the purposes of an off-set to the Assessments on such Parcel pursuant to the Development Agreement, shall be held in a segregated account by the City and shall be used either (1) to prepay a portion of the Assessments on the Parcel in a manner determined by the City and the Administration to be fair and equitable, and to pay the outstanding principal balance of the Phases #1A-1B Bonds or redeem bonds pursuant to the extraordinary redemption provisions of the applicable Trust Indenture, or (2) to be applied as a credit towards a portion of Annual Installments in future years in an effort to maintain a stable Annual Installment schedule.

As described above, the total amount TIRZ increments collected in tax year 2021 that are available to be used as TIRZ Credit in 2022-23 for the respective Lots Triggered in 2020-21 was \$21,248 and the maximum total amount of TIRZ increments applicable to offset 2022-23 Annual Installments is \$17,930. As a result, \$3,318 in excess TIRZ Credit amounts will be used to prepay a portion of the Assessments on the respective Parcels generating the excess TIRZ Credit and the

appropriate amount of Phases #1A-1B Bonds related to such Assessment prepayments will be redeemed pursuant to the extraordinary redemption provisions of the applicable Trust Indenture on or before September 15, 2023.

Available Reserve Fund Income

As of the July 31, 2022, there is not a significant excess balance in the Reserve Fund above the Bond Reserve Requirement. As a result, there is no excess reserve fund income available to reduce the 2022-23 Annual Installment.

Available Capitalized Interest Account

As of July 31, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment for 2022-23.

Available Administrative Expense Account

As of the July 31, 2022, the balance in the Administrative Account was \$31,086. The balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, funds are not anticipated to be available in the Administrative Account to reduce the 2022-23 Annual Installment.

F. ANNUAL INSTALLMENT PER LOT TYPE – LOTS TRIGGERED IN 2021-22

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phases #1A-1B Bonds and (ii) to cover Administrative Expenses of the PID.

According to the Developer, 125 units representing 112.24 total Equivalent Units are anticipated to be built within Phase #1A-1B of the PID. As a result of the Phases #1A-1B Bonds' issuance, there are one hundred (100) Lots representing 89.99 Equivalent Units that are being triggered for collection in 2021-22.

Accordingly, the net principal and interest portion of Annual Installment to be collected from each unit will be \$1,880.00 ($[\$155,931 + \$13,250 = \$169,181] \div 89.99 = \$1,880.00$) and the net Administrative Expenses to be collected from each unit will be \$266.70 (i.e. $(\$24,000 \div 89.99 = \$266.70)$). As a result, the total gross Annual Installment to be collected from each unit within the PID will be \$2,146.70 (i.e. $\$1,880.00 + \$266.70 = \$2,146.70$). The Annual Installment to be collected from each Parcel within the PID is calculated by multiplying the Annual Installment for each unit of \$2,146.70 by the total estimated units for each Parcel in the PID, less the applicable TIRZ Credit, if any, as shown in Appendix C-1.

The Annual Installment due to be collected from the applicable one hundred (100) Lots for each Land Use Class in the PID for 2022-23 is shown in Table II-F-1 on the following page.

Table II-F-1
Annual Installment Per Unit

Type	Annual Installment	Equivalent Unit Factor	Annual Installment per Equivalent Unit
Lot Type 1 (60 Ft Lot)	\$2,146.70	1.00	\$2,146.70
Lot Type 2 (55 Ft Lot)	\$2,146.70	0.96	\$2,060.83
Lot Type 3 (50 Ft Lot)	\$2,146.70	0.89	\$1,910.56

1 – The Annual Installment per unit amount does not include applicable TIRZ Credits, if any.

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

G. BOND REDEMPTION RELATED UPDATES

The Phases #1A-1B Bonds were issued in January 2021. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the option to redeem Bonds maturing on or after September 15, 2041 in whole or any part, before their respective scheduled maturity dates, on **September 15, 2031**, or on any date thereafter such redemption date or dates to be fixed by the City, at the redemption price equal to the principal amount of the Bonds called for redemption plus accrued and unpaid interest to the date fixed for redemption as shown in the Indenture of Trust.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the PID Bonds do not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

The Amended and Restated Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement Costs shall be allocated to the Assessed Property equally based on the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

This method of assessing property has not been changed except otherwise as described herein and Assessed Property will continue to be assessed as provided for in the Amended and Restated Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the Amended and Restated Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

(i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.C of the Service and Assessment Plan.

The Assessment Roll Summary is shown in Appendix B-1. Each parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each parcel. Assessments are to be reallocated for the subdivision of any parcels.

A. PARCEL UPDATES

According to the Amended and Restated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel
B = the Assessment for the Parcel prior to subdivision
C = the estimated number of units to be built on each newly subdivided Parcel
D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to the Kaufman County Appraisal District (“KCAD”) and the Developer, a final plat for Phase #1A was filed and recorded on February 27, 2019. As a result, fifty-nine (59) residential Lots were subdivided from parent Parcel 5239 and parent Parcel 5240 and were officially recognized in the official KCAD roll in 2019.

According to the KCAD and the Developer, a final plat for Phase #1B was filed and recorded on April 14, 2021. As a result, sixty-six (66) residential Lots were subdivided from parent Parcel 5239 and parent Parcel 5240 and were officially recognized in the official KCAD roll in 2022.

Table IV-A-1 below shows a summary of the Phase #1A-1B Assessment allocation prior to and after the subdivision for sixty-six (66) Phase #1B lots.

Table IV-A-1
Phase #1A-1B Assessment Reallocation
Prior to & After Subdivision of Phase #1B Lots

Prior to Subdivision				After Subdivision				
Parcel	Projected Number of Equivalent Units	Projected Number of Units	PID Special Assessments	Parcel	Projected Number of Equivalent Units	Projected Number of Units	PID Assessments	PID Assessments per Unit
5239, 5240	59.73	66	\$1,758,912	Various (60' Lots)	2.00	2	\$58,895	\$29,448
				Various (55' Lots)	10.56	11	\$310,968	\$28,270
				Various (50' Lots)	47.17	53	\$1,389,049	\$26,208
Total	59.73	66	\$1,758,912		59.73	66	\$1,758,912	

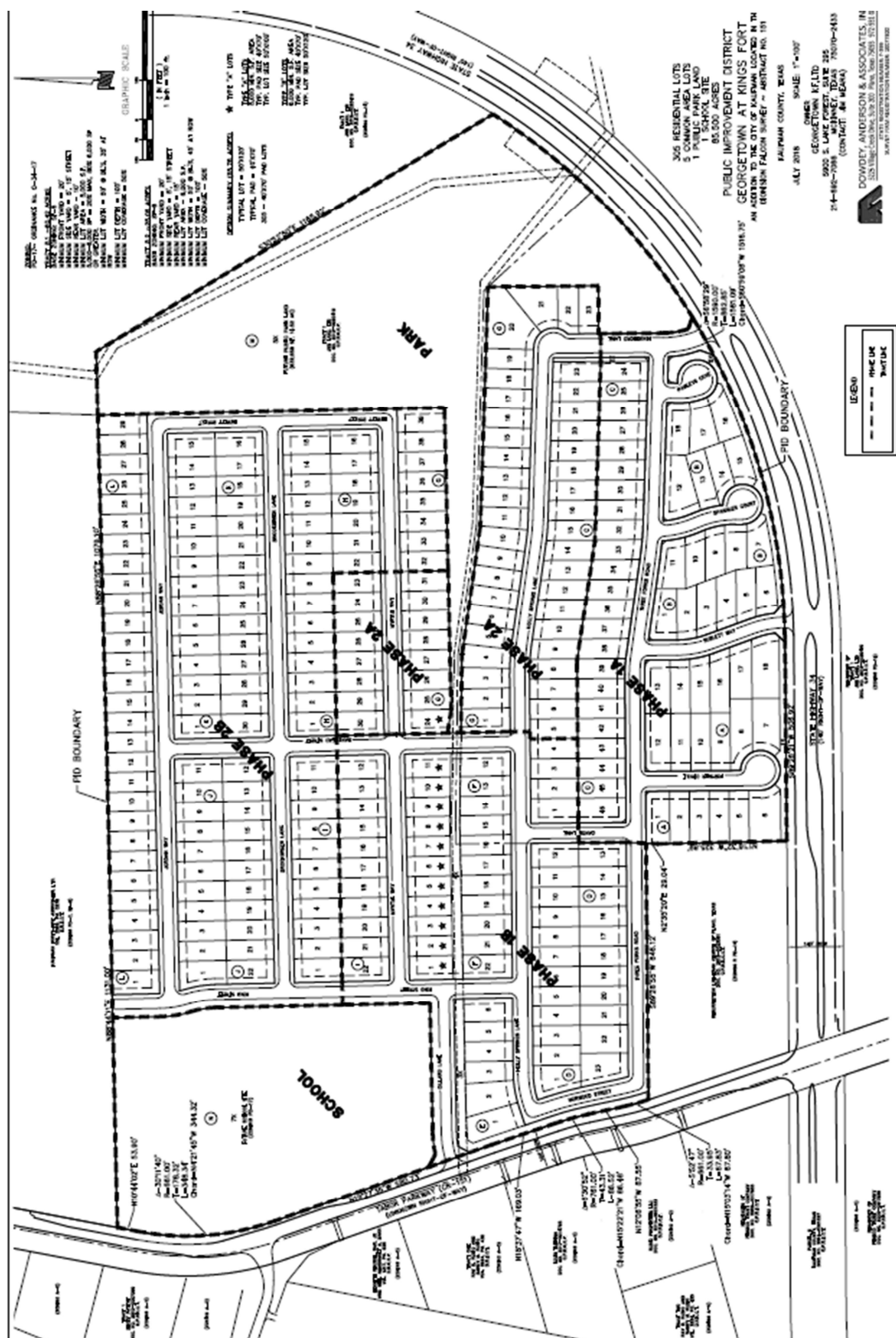
B. PREPAYMENT OF ASSESSMENTS

There have been no Assessment prepayments as of July 31, 2022. See Appendix E of this report for additional prepayment related information.

The complete Assessment Roll is available for review at the City Hall, located at 209 S. Washington Street, Kaufman, Texas 75142.

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APPENDIX A
PID MAP



APPENDIX B-1
2022-23 ASSESSMENT ROLL SUMMARY – LOTS TRIGGERED IN 2020-21

Kaufman Public Improvement District No. 1
Phase #1A-1B Assessment Roll - 2022-23
Lots Triggered for Collection in 2020-21

Parcel	Lot Size	No. of Units	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2022-23 Annual Installments
202756	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$375.30)	\$1,540.45
202759	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$362.81)	\$1,552.95
202761	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$508.65)	\$1,407.10
202762	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$703.20)	\$1,212.55
202763	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$508.65)	\$1,407.10
202764	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$508.65)	\$1,407.10
202765	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$585.22)	\$1,330.53
202766	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$776.50)	\$1,139.25
202767	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$380.94)	\$1,534.81
202768	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$508.65)	\$1,407.10
202773	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$388.06)	\$1,527.69
202777	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$489.45)	\$1,426.30
202780	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$757.61)	\$1,158.14
202782	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$632.59)	\$1,283.16
202788	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$748.82)	\$1,166.93
202791	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$389.08)	\$1,526.67
202794	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$494.42)	\$1,421.33
202795	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$708.87)	\$1,206.88
202796	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$509.70)	\$1,406.05
202797	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$634.86)	\$1,280.89
202798	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$757.61)	\$1,158.14
202799	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$694.94)	\$1,220.81
202800	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$456.88)	\$1,458.87
202801	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$703.20)	\$1,212.55
202803	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$567.17)	\$1,348.58
Total		25	22.25	\$655,000	\$15,000.00	\$23,618.76	\$3,275.00	\$6,000.00	(\$14,151.84)	\$33,741.92

APPENDIX B-2
**2022-23 TIRZ CREDIT TAX RATE EQUIVALENT CALCULATION – LOTS
TRIGGERED IN 2020-21**

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2022-23
Lots Triggered for Collection in 2020-21

Parcel	2022 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP ¹	2022-23 MINIMUM ANNUAL INSTALLMENTS	GROSS 2022-23 ANNUAL INSTALLMENTS (a)	2022-23 TIRZ CREDIT GENERATED ²	2022-23 MAXIMUM TIRZ CREDIT (b) ³	2022-23 NET ANNUAL INSTALLMENT (a + b)
202756	\$418,601.00	\$0.3680	\$1,540.45	\$1,915.75	(\$1,746.80)	(\$375.30)	\$1,540.45
202759	\$421,996.00	\$0.3680	\$1,552.95	\$1,915.75	(\$1,761.49)	(\$362.81)	\$1,552.95
202761	\$382,363.00	\$0.3680	\$1,407.10	\$1,915.75	(\$1,627.75)	(\$508.65)	\$1,407.10
202762	\$329,498.00	\$0.3680	\$1,212.55	\$1,915.75	(\$1,395.59)	(\$703.20)	\$1,212.55
202763	\$382,363.00	\$0.3680	\$1,407.10	\$1,915.75	(\$1,627.75)	(\$508.65)	\$1,407.10
202764	\$382,363.00	\$0.3680	\$1,407.10	\$1,915.75	(\$1,627.75)	(\$508.65)	\$1,407.10
202765	\$361,556.00	\$0.3680	\$1,330.53	\$1,915.75	(\$1,494.01)	(\$585.22)	\$1,330.53
202766	\$309,578.00	\$0.3680	\$1,139.25	\$1,915.75	(\$1,294.23)	(\$776.50)	\$1,139.25
202767	\$417,067.00	\$0.3680	\$1,534.81	\$1,915.75	(\$1,741.89)	(\$380.94)	\$1,534.81
202768	\$382,363.00	\$0.3680	\$1,407.10	\$1,915.75	(\$1,627.75)	(\$508.65)	\$1,407.10
202773	\$415,132.00	\$0.3680	\$1,527.69	\$1,915.75	(\$1,203.42)	(\$388.06)	\$1,527.69
202777	\$387,582.00	\$0.3680	\$1,426.30	\$1,915.75	(\$1,619.64)	(\$489.45)	\$1,426.30
202780	\$314,712.00	\$0.3680	\$1,158.14	\$1,915.75	(\$1,326.06)	(\$757.61)	\$1,158.14
202782	\$348,685.00	\$0.3680	\$1,283.16	\$1,915.75	(\$1,474.56)	(\$632.59)	\$1,283.16
202788	\$317,101.00	\$0.3680	\$1,166.93	\$1,915.75	(\$1,451.37)	(\$748.82)	\$1,166.93
202791	\$414,856.00	\$0.3680	\$1,526.67	\$1,915.75	(\$1,730.99)	(\$389.08)	\$1,526.67
202792	COMMON AREA	n/a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202793	COMMON AREA	n/a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202794	\$386,232.00	\$0.3680	\$1,421.33	\$1,915.75	(\$1,741.81)	(\$494.42)	\$1,421.33
202795	\$327,956.00	\$0.3680	\$1,206.88	\$1,915.75	(\$1,378.63)	(\$708.87)	\$1,206.88
202796	\$382,079.00	\$0.3680	\$1,406.05	\$1,915.75	(\$1,602.30)	(\$509.70)	\$1,406.05
202797	\$348,067.00	\$0.3680	\$1,280.89	\$1,915.75	(\$1,459.95)	(\$634.86)	\$1,280.89
202798	\$314,712.00	\$0.3680	\$1,158.14	\$1,915.75	(\$1,315.58)	(\$757.61)	\$1,158.14
202799	\$331,743.00	\$0.3680	\$1,220.81	\$1,915.75	(\$1,314.33)	(\$694.94)	\$1,220.81
202800	\$396,433.00	\$0.3680	\$1,458.87	\$1,915.75	(\$1,655.80)	(\$456.88)	\$1,458.87
202801	\$329,498.00	\$0.3680	\$1,212.55	\$1,915.75	(\$1,395.59)	(\$703.20)	\$1,212.55
202803	\$366,463.00	\$0.3680	\$1,348.58	\$1,915.75	(\$1,522.56)	(\$567.17)	\$1,348.58
202817	COMMON AREA	n/a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$9,168,999.00						

1 - Applicable TIRZ Credit is capped at an amount so that the net Annual Installment billed does go below a tax rate equivalent of \$0.368.

APPENDIX B-3
2022-23 TIRZ CREDIT CALCULATION – LOTS TRIGGERED IN 2020-21

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2022-23
Lots Triggered for Collection in 2020-21

Incremental Taxes									TIRZ Credit			
Parcel	Base Year Taxable Value (CITY)	2021 Taxable Value (CITY)	2021 M&O Tax Rate (CITY)	2021 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2021 Taxable Value (COUNTY)	2021 M&O Tax Rate (COUNTY)	2021 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2022-23 Available TIRZ Credit	Total 2022-23 Applicable TIRZ Credit ¹
202756	\$39.85	\$332,501.00	\$0.00493172	\$1,639.61	\$39.85	\$332,501.00	\$0.00311068	\$1,034.18	\$1,229.70	\$517.09	(\$1,746.80)	(\$375.30)
202759	\$39.85	\$335,297.00	\$0.00493172	\$1,653.40	\$39.85	\$335,297.00	\$0.00311068	\$1,042.88	\$1,240.05	\$521.44	(\$1,761.49)	(\$362.81)
202761	\$39.85	\$309,844.00	\$0.00493172	\$1,527.87	\$39.85	\$309,844.00	\$0.00311068	\$963.70	\$1,145.90	\$481.85	(\$1,627.75)	(\$508.65)
202762	\$39.85	\$265,657.00	\$0.00493172	\$1,309.95	\$39.85	\$265,657.00	\$0.00311068	\$826.25	\$982.46	\$413.12	(\$1,395.59)	(\$703.20)
202763	\$39.85	\$309,844.00	\$0.00493172	\$1,527.87	\$39.85	\$309,844.00	\$0.00311068	\$963.70	\$1,145.90	\$481.85	(\$1,627.75)	(\$508.65)
202764	\$39.85	\$309,844.00	\$0.00493172	\$1,527.87	\$39.85	\$309,844.00	\$0.00311068	\$963.70	\$1,145.90	\$481.85	(\$1,627.75)	(\$508.65)
202765	\$39.85	\$284,389.00	\$0.00493172	\$1,402.33	\$39.85	\$284,389.00	\$0.00311068	\$884.52	\$1,051.75	\$442.26	(\$1,494.01)	(\$585.22)
202766	\$39.85	\$246,365.00	\$0.00493172	\$1,214.81	\$39.85	\$246,365.00	\$0.00311068	\$766.24	\$911.11	\$383.12	(\$1,294.23)	(\$776.50)
202767	\$39.85	\$331,568.00	\$0.00493172	\$1,635.01	\$39.85	\$331,568.00	\$0.00311068	\$1,031.28	\$1,226.25	\$515.64	(\$1,741.89)	(\$380.94)
202768	\$39.85	\$309,844.00	\$0.00493172	\$1,527.87	\$39.85	\$309,844.00	\$0.00311068	\$963.70	\$1,145.90	\$481.85	(\$1,627.75)	(\$508.65)
202773	\$39.85	\$229,083.00	\$0.00493172	\$1,129.58	\$39.85	\$229,083.00	\$0.00311068	\$712.48	\$847.18	\$356.24	(\$1,203.42)	(\$388.06)
202777	\$39.85	\$308,300.00	\$0.00493172	\$1,520.25	\$39.85	\$308,300.00	\$0.00311068	\$958.90	\$1,140.19	\$479.45	(\$1,619.64)	(\$489.45)
202780	\$39.85	\$252,424.00	\$0.00493172	\$1,244.69	\$39.85	\$252,424.00	\$0.00311068	\$785.09	\$933.52	\$392.54	(\$1,326.06)	(\$757.61)
202782	\$39.85	\$280,688.00	\$0.00493172	\$1,384.08	\$39.85	\$280,688.00	\$0.00311068	\$873.01	\$1,038.06	\$436.50	(\$1,474.56)	(\$632.59)
202788	\$39.85	\$276,274.00	\$0.00493172	\$1,362.31	\$39.85	\$276,274.00	\$0.00311068	\$859.28	\$1,021.73	\$429.64	(\$1,451.37)	(\$748.82)
202791	\$39.85	\$329,493.00	\$0.00493172	\$1,624.77	\$39.85	\$329,493.00	\$0.00311068	\$1,024.82	\$1,218.58	\$512.41	(\$1,730.99)	(\$389.08)
202792	COMMON AREA	\$500.00	\$0.00493172	\$0.00	COMMON AREA	\$500.00	\$0.00311068	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202793	COMMON AREA	\$500.00	\$0.00493172	\$0.00	COMMON AREA	\$500.00	\$0.00311068	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202794	\$39.85	\$331,553.00	\$0.00493172	\$1,634.93	\$39.85	\$331,553.00	\$0.00311068	\$1,031.23	\$1,226.20	\$515.62	(\$1,741.81)	(\$494.42)
202795	\$39.85	\$262,430.00	\$0.00493172	\$1,294.04	\$39.85	\$262,430.00	\$0.00311068	\$816.21	\$970.53	\$408.11	(\$1,378.63)	(\$708.87)
202796	\$39.85	\$305,000.00	\$0.00493172	\$1,503.98	\$39.85	\$305,000.00	\$0.00311068	\$948.63	\$1,127.98	\$474.32	(\$1,602.30)	(\$509.70)
202797	\$39.85	\$277,907.00	\$0.00493172	\$1,370.36	\$39.85	\$277,907.00	\$0.00311068	\$864.36	\$1,027.77	\$432.18	(\$1,459.95)	(\$634.86)
202798	\$39.85	\$250,429.00	\$0.00493172	\$1,234.85	\$39.85	\$250,429.00	\$0.00311068	\$778.88	\$926.14	\$389.44	(\$1,315.58)	(\$757.61)
202799	\$39.85	\$250,192.00	\$0.00493172	\$1,233.68	\$39.85	\$250,192.00	\$0.00311068	\$778.14	\$925.26	\$389.07	(\$1,314.33)	(\$694.94)
202800	\$39.85	\$315,183.00	\$0.00493172	\$1,554.20	\$39.85	\$315,183.00	\$0.00311068	\$980.31	\$1,165.65	\$490.15	(\$1,655.80)	(\$456.88)
202801	\$39.85	\$265,657.00	\$0.00493172	\$1,309.95	\$39.85	\$265,657.00	\$0.00311068	\$826.25	\$982.46	\$413.12	(\$1,395.59)	(\$703.20)
202803	\$39.85	\$289,824.00	\$0.00493172	\$1,429.14	\$39.85	\$289,824.00	\$0.00311068	\$901.43	\$1,071.85	\$450.71	(\$1,522.56)	(\$567.17)
202817	COMMON AREA	\$500.00	\$0.00493172	\$0.00	COMMON AREA	\$500.00	\$0.00311068	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$996.18	\$7,261,090.00		\$35,797.38	\$996.18	\$7,261,090.00		\$22,579.16	\$26,848.04	\$11,289.58	(\$38,137.62)	(\$14,151.84)

1 - Applicable TIRZ Credit is capped at an amount so that the net Annual Installment billed does go below a tax rate equivalent of \$0.368.

APPENDIX C-1
2022-23 ASSESSMENT ROLL SUMMARY – LOTS TRIGGERED IN 2021-22

Kaufman Public Improvement District No. 1
Phase #1A-1B Assessment Roll - 2022-23
Lots Triggered for Collection in 2021-22

Parcel	Lot Size	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2022-23 Annual Installments
202757	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202758	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202760	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202769	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202770	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202771	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202772	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$449.38)	\$1,461.18
202774	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202775	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202776	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202778	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$568.07)	\$1,342.49
202779	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$288.77)	\$1,621.79
202781	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$288.77)	\$1,621.79
202783	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202784	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202785	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$440.15)	\$1,470.41
202786	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
221863									
202787	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$106.11)	\$1,804.45
202789	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202790	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202802	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$568.07)	\$1,342.49
215113									
202804	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202805	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202806	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202807	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202808	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202809	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202810	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202811	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$385.00)	\$1,525.56
202812	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202813	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202814	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202815	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202816	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
218048	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218049	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218050	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218051	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218052	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218053	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218054	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19

Kaufman Public Improvement District No. 1
Phase #1A-1B Assessment Roll - 2022-23
Lots Triggered for Collection in 2021-22

Parcel	Lot Size	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2022-23 Annual Installments
218055	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218056	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218057	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218058	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218059	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218060	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218061	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218062	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218063	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218064	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218065	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218066	55	0.96	\$28,270	\$640.07	\$1,023.38	\$141.35	\$256.03	(\$160.05)	\$1,900.78
218067	55	0.96	\$28,270	\$640.07	\$1,023.38	\$141.35	\$256.03	(\$160.05)	\$1,900.78
218068	55	0.96	\$28,270	\$640.07	\$1,023.38	\$141.35	\$256.03	(\$160.05)	\$1,900.78
218069	55	0.96	\$28,270	\$640.07	\$1,023.38	\$141.35	\$256.03	(\$160.05)	\$1,900.78
218070	55	0.96	\$28,270	\$640.07	\$1,023.38	\$141.35	\$256.03	(\$160.05)	\$1,900.78
218071	55	0.96	\$28,270	\$640.07	\$1,023.38	\$141.35	\$256.03	(\$160.05)	\$1,900.78
218072	60	1.00	\$29,448	\$666.74	\$1,066.02	\$147.24	\$266.70	(\$166.71)	\$1,979.98
218073	55	0.96	\$28,270	\$640.07	\$1,023.38	\$141.35	\$256.03	(\$160.05)	\$1,900.78
218074	60	1.00	\$29,448	\$666.74	\$1,066.02	\$147.24	\$266.70	(\$166.71)	\$1,979.98
218075	55	0.96	\$28,270	\$640.07	\$1,023.38	\$141.35	\$256.03	(\$160.05)	\$1,900.78
218076	55	0.96	\$28,270	\$640.07	\$1,023.38	\$141.35	\$256.03	(\$160.05)	\$1,900.78
218077	55	0.96	\$28,270	\$640.07	\$1,023.38	\$141.35	\$256.03	(\$160.05)	\$1,900.78
218078	55	0.96	\$28,270	\$640.07	\$1,023.38	\$141.35	\$256.03	(\$160.05)	\$1,900.78
218079	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218080	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218081	Common Area	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218082	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218083	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218084	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218085	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218086	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218087	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218088	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218089	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218090	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218091	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218092	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218093	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218094	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218095	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218096	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218097	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19

Kaufman Public Improvement District No. 1
Phase #1A-1B Assessment Roll - 2022-23
Lots Triggered for Collection in 2021-22

Parcel	Lot Size	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2022-23 Annual Installments
218098	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218099	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218100	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218101	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218102	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218103	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218104	Common Area	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218105	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218106	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218107	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218108	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218109	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218110	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218111	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218112	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218113	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218114	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218115	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
Total		89.99	\$2,650,000	\$60,000.00	\$95,931.26	\$13,250.00	\$24,000.00	(\$17,930.40)	\$175,250.86

1 - Parcels reflect ownership split as provided by Kaufman County Appraisal District online records and do not represent a new Lot Size.

APPENDIX C-2
**2022-23 TIRZ CREDIT TAX RATE EQUIVALENT CALCULATION – LOTS
TRIGGERED IN 2021-22**

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2022-23
Lots Triggered for Collection in 2021-22

Parcel	2022 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP ¹	2022-23 MINIMUM ANNUAL INSTALLMENTS	GROSS 2022-23 ANNUAL INSTALLMENTS (a)	2022-23 TIRZ CREDIT GENERATED ²	2022-23 MAXIMUM TIRZ CREDIT (b) ³	2022-23 NET ANNUAL INSTALLMENT (a + b)
202757	\$330,435.00	\$0.3680	\$1,216.00	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202758	\$317,056.00	\$0.3680	\$1,166.77	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202760	\$309,112.00	\$0.3680	\$1,137.53	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202769	\$398,137.00	\$0.3680	\$1,465.14	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202770	\$165,701.00	\$0.3680	\$609.78	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202771	\$436,267.00	\$0.3680	\$1,605.46	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202772	\$397,060.00	\$0.3680	\$1,461.18	\$1,910.56	(\$932.75)	(\$449.38)	\$1,461.18
202774	\$186,611.00	\$0.3680	\$686.73	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202775	\$342,126.00	\$0.3680	\$1,259.02	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202776	\$348,496.00	\$0.3680	\$1,282.47	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202778	\$364,806.00	\$0.3680	\$1,342.49	\$1,910.56	(\$1,208.01)	(\$568.07)	\$1,342.49
202779	\$308,530.00	\$0.3680	\$1,135.39	\$1,910.56	(\$288.77)	(\$288.77)	\$1,621.79
202781	\$388,153.00	\$0.3680	\$1,428.40	\$1,910.56	(\$288.77)	(\$288.77)	\$1,621.79
202783	\$373,136.00	\$0.3680	\$1,373.14	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202784	\$435,373.00	\$0.3680	\$1,602.17	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202785	\$399,569.00	\$0.3680	\$1,470.41	\$1,910.56	(\$1,255.47)	(\$440.15)	\$1,470.41
202786	\$77,252.00	\$0.3680	\$284.29	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
221863	\$77,252.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202787	\$348,067.00	\$0.3680	\$1,280.89	\$1,910.56	(\$106.11)	(\$106.11)	\$1,804.45
202789	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202790	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202802	\$364,806.00	\$0.3680	\$1,342.49	\$1,910.56	(\$604.01)	(\$568.07)	\$1,342.49
215113		\$0.3680	\$0.00	\$0.00	(\$564.60)	\$0.00	\$0.00
202804	\$369,958.00	\$0.3680	\$1,361.45	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202805	\$328,683.00	\$0.3680	\$1,209.55	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202806	\$340,000.00	\$0.3680	\$1,251.20	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202807	\$369,164.00	\$0.3680	\$1,358.52	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202808	\$369,968.00	\$0.3680	\$1,361.48	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202809	\$369,060.00	\$0.3680	\$1,358.14	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202810	\$355,499.00	\$0.3680	\$1,308.24	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202811	\$414,554.00	\$0.3680	\$1,525.56	\$1,910.56	(\$1,163.81)	(\$385.00)	\$1,525.56
202812	\$335,000.00	\$0.3680	\$1,232.80	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202813	\$311,860.00	\$0.3680	\$1,147.64	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202814	\$339,377.00	\$0.3680	\$1,248.91	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202815	\$369,067.00	\$0.3680	\$1,358.17	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202816	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
218048	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218049	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218050	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218051	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218052	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218053	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218054	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218055	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218056	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218057	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218058	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218059	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218060	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218061	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218062	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218063	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2022-23
Lots Triggered for Collection in 2021-22

Parcel	2022 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP ¹	2022-23 MINIMUM ANNUAL INSTALLMENTS	GROSS 2022-23 ANNUAL INSTALLMENTS (a)	2022-23 TIRZ CREDIT GENERATED ²	2022-23 MAXIMUM TIRZ CREDIT (b) ³	2022-23 NET ANNUAL INSTALLMENT (a + b)
218064	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218065	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218066	\$59,500.00	\$0.3680	\$218.96	\$2,060.83	(\$160.05)	(\$160.05)	\$1,900.78
218067	\$59,500.00	\$0.3680	\$218.96	\$2,060.83	(\$160.05)	(\$160.05)	\$1,900.78
218068	\$59,500.00	\$0.3680	\$218.96	\$2,060.83	(\$160.05)	(\$160.05)	\$1,900.78
218069	\$59,500.00	\$0.3680	\$218.96	\$2,060.83	(\$160.05)	(\$160.05)	\$1,900.78
218070	\$59,500.00	\$0.3680	\$218.96	\$2,060.83	(\$160.05)	(\$160.05)	\$1,900.78
218071	\$59,500.00	\$0.3680	\$218.96	\$2,060.83	(\$160.05)	(\$160.05)	\$1,900.78
218072	\$59,500.00	\$0.3680	\$218.96	\$2,146.70	(\$166.71)	(\$166.71)	\$1,979.98
218073	\$59,500.00	\$0.3680	\$218.96	\$2,060.83	(\$160.05)	(\$160.05)	\$1,900.78
218074	\$59,500.00	\$0.3680	\$218.96	\$2,146.70	(\$166.71)	(\$166.71)	\$1,979.98
218075	\$59,500.00	\$0.3680	\$218.96	\$2,060.83	(\$160.05)	(\$160.05)	\$1,900.78
218076	\$59,500.00	\$0.3680	\$218.96	\$2,060.83	(\$160.05)	(\$160.05)	\$1,900.78
218077	\$59,500.00	\$0.3680	\$218.96	\$2,060.83	(\$160.05)	(\$160.05)	\$1,900.78
218078	\$59,500.00	\$0.3680	\$218.96	\$2,060.83	(\$160.05)	(\$160.05)	\$1,900.78
218079	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218080	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218081	\$500.00	\$0.3680	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218082	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218083	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218084	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218085	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218086	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218087	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218088	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218089	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218090	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218091	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218092	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218093	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218094	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218095	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218096	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218097	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218098	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218099	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218100	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218101	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218102	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218103	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218104	\$500.00	\$0.3680	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218105	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218106	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218107	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218108	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218109	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218110	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218111	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218112	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218113	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218114	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218115	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2022-23
Lots Triggered for Collection in 2021-22

Parcel	2022 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP ¹	2022-23 MINIMUM ANNUAL INSTALLMENTS	GROSS 2022-23 ANNUAL INSTALLMENTS (a)	2022-23 TIRZ CREDIT GENERATED ²	2022-23 MAXIMUM TIRZ CREDIT (b) ³	2022-23 NET ANNUAL INSTALLMENT (a + b)
Total	\$14,746,635.00		\$53,979.65	\$193,181.26	(\$21,248.36)	(\$17,930.40)	\$175,250.86

1 - Applicable TIRZ Credit is capped at an amount so that the net Annual Installment billed does go below a tax rate equivalent of \$0.368.

APPENDIX C-3
2022-23 - TIRZ CREDIT CALCULATION – LOTS TRIGGERED IN 2021-22

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2022-23
Lots Triggered for Collection in 2021-22

Incremental Taxes									TIRZ Credit			
Parcel	Base Year Taxable Value (CITY)	2021 Taxable Value (CITY)	2021 M&O Tax Rate (CITY)	2021 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2021 Taxable Value (COUNTY)	2021 M&O Tax Rate (COUNTY)	2021 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2022-23 Available TIRZ Credit	Total 2022-23 Applicable TIRZ Credit ¹
202757	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202758	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202760	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202769	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202770	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202771	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202772	\$39.85	\$177,566.00	\$0.00493172	\$875.51	\$39.85	\$177,566.00	\$0.00311068	\$552.23	\$656.63	\$276.11	(\$932.75)	(\$449.38)
202774	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202775	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202776	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202778	\$39.85	\$229,956.00	\$0.00493172	\$1,133.88	\$39.85	\$229,956.00	\$0.00311068	\$715.20	\$850.41	\$357.60	(\$1,208.01)	(\$568.07)
202779	\$39.85	\$55,000.00	\$0.00493172	\$271.05	\$39.85	\$55,000.00	\$0.00311068	\$170.96	\$203.29	\$85.48	(\$288.77)	(\$288.77)
202781	\$39.85	\$55,000.00	\$0.00493172	\$271.05	\$39.85	\$55,000.00	\$0.00311068	\$170.96	\$203.29	\$85.48	(\$288.77)	(\$288.77)
202783	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202784	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202785	\$39.85	\$238,988.00	\$0.00493172	\$1,178.43	\$39.85	\$238,988.00	\$0.00311068	\$743.29	\$883.82	\$371.65	(\$1,255.47)	(\$440.15)
202786	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
221863												
202787	\$39.85	\$20,236.00	\$0.00493172	\$99.60	\$39.85	\$20,236.00	\$0.00311068	\$62.82	\$74.70	\$31.41	(\$106.11)	(\$106.11)
202789	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202790	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202802	\$19.92	\$114,978.00	\$0.00493172	\$566.94	\$19.92	\$114,978.00	\$0.00311068	\$357.60	\$425.21	\$178.80	(\$604.01)	(\$568.07)
215113	\$19.92	\$107,478.00	\$0.00493172	\$529.95	\$19.92	\$107,478.00	\$0.00311068	\$334.27	\$397.47	\$167.13	(\$564.60)	\$0.00
202804	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202805	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202806	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202807	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202808	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202809	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202810	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202811	\$39.85	\$221,543.00	\$0.00493172	\$1,092.39	\$39.85	\$221,543.00	\$0.00311068	\$689.03	\$819.29	\$344.51	(\$1,163.81)	(\$385.00)
202812	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202813	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202814	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202815	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202816	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
218048	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218049	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218050	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218051	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218052	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218053	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218054	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218055	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218056	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218057	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218058	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218059	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218060	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2022-23
Lots Triggered for Collection in 2021-22

Incremental Taxes									TIRZ Credit			
Parcel	Base Year Taxable Value (CITY)	2021 Taxable Value (CITY)	2021 M&O Tax Rate (CITY)	2021 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2021 Taxable Value (COUNTY)	2021 M&O Tax Rate (COUNTY)	2021 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2022-23 Available TIRZ Credit	Total 2022-23 Applicable TIRZ Credit ³
218061	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218062	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218063	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218064	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218065	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218066	\$20.42	\$30,481.21	\$0.00493172	\$150.22	\$20.42	\$30,481.21	\$0.00311068	\$94.75	\$112.67	\$47.38	(\$160.05)	(\$160.05)
218067	\$20.42	\$30,481.21	\$0.00493172	\$150.22	\$20.42	\$30,481.21	\$0.00311068	\$94.75	\$112.67	\$47.38	(\$160.05)	(\$160.05)
218068	\$20.42	\$30,481.21	\$0.00493172	\$150.22	\$20.42	\$30,481.21	\$0.00311068	\$94.75	\$112.67	\$47.38	(\$160.05)	(\$160.05)
218069	\$20.42	\$30,481.21	\$0.00493172	\$150.22	\$20.42	\$30,481.21	\$0.00311068	\$94.75	\$112.67	\$47.38	(\$160.05)	(\$160.05)
218070	\$20.42	\$30,481.21	\$0.00493172	\$150.22	\$20.42	\$30,481.21	\$0.00311068	\$94.75	\$112.67	\$47.38	(\$160.05)	(\$160.05)
218071	\$20.42	\$30,481.21	\$0.00493172	\$150.22	\$20.42	\$30,481.21	\$0.00311068	\$94.75	\$112.67	\$47.38	(\$160.05)	(\$160.05)
218072	\$21.27	\$31,751.26	\$0.00493172	\$156.48	\$21.27	\$31,751.26	\$0.00311068	\$98.70	\$117.36	\$49.35	(\$166.71)	(\$166.71)
218073	\$20.42	\$30,481.21	\$0.00493172	\$150.22	\$20.42	\$30,481.21	\$0.00311068	\$94.75	\$112.67	\$47.38	(\$160.05)	(\$160.05)
218074	\$21.27	\$31,751.26	\$0.00493172	\$156.48	\$21.27	\$31,751.26	\$0.00311068	\$98.70	\$117.36	\$49.35	(\$166.71)	(\$166.71)
218075	\$20.42	\$30,481.21	\$0.00493172	\$150.22	\$20.42	\$30,481.21	\$0.00311068	\$94.75	\$112.67	\$47.38	(\$160.05)	(\$160.05)
218076	\$20.42	\$30,481.21	\$0.00493172	\$150.22	\$20.42	\$30,481.21	\$0.00311068	\$94.75	\$112.67	\$47.38	(\$160.05)	(\$160.05)
218077	\$20.42	\$30,481.21	\$0.00493172	\$150.22	\$20.42	\$30,481.21	\$0.00311068	\$94.75	\$112.67	\$47.38	(\$160.05)	(\$160.05)
218078	\$20.42	\$30,481.21	\$0.00493172	\$150.22	\$20.42	\$30,481.21	\$0.00311068	\$94.75	\$112.67	\$47.38	(\$160.05)	(\$160.05)
218079	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218080	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218081	\$0.00	\$0.00	\$0.00493172	\$0.00	\$0.00	\$0.00	\$0.00311068	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218082	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218083	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218084	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218085	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218086	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218087	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218088	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218089	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218090	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218091	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218092	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218093	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218094	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218095	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218096	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218097	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218098	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218099	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218100	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218101	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218102	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218103	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218104	\$0.00	\$0.00	\$0.00493172	\$0.00	\$0.00	\$0.00	\$0.00311068	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218105	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218106	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218107	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218108	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218109	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2022-23
Lots Triggered for Collection in 2021-22

Incremental Taxes									TIRZ Credit			
Parcel	Base Year Taxable Value (CITY)	2021 Taxable Value (CITY)	2021 M&O Tax Rate (CITY)	2021 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2021 Taxable Value (COUNTY)	2021 M&O Tax Rate (COUNTY)	2021 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2022-23 Available TIRZ Credit	Total 2022-23 Applicable TIRZ Credit ³
218110	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218111	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218112	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218113	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218114	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218115	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
Total	\$2,625.33	\$4,046,748.00		\$19,944.50	\$2,625.33	\$4,046,748.00		\$12,579.97	\$14,958.37	\$6,289.99	(\$21,248.36)	(\$17,930.40)

1 - Parcels reflect ownership split as provided by Kaufman County Appraisal District online records.

2 - Reflects proportional credit based upon estimated acreage included within Phase #1B of the PID.

3 - Applicable TIRZ Credit is capped at an amount so that the net Annual Installment billed does go below a tax rate equivalent of \$0.368.

APPENDIX D
TIRZ CREDIT HISTORY SUMMARY – ALL PHASE #1A-1B PARCELS

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation History
Phases #1A-1B Lots (All Lots)

Parcel Detail			Current Year TIRZ Credit Generated			TIRZ Credits Applied to Annual Installments			Excess TIRZ Credit Available FOR Assessment Prepayment of Future Year Offset	
Parcel	Lot Type	Maximum Available TIRZ Credit	2022-23 TIRZ Credit Generated	2022-23 TIRZ Credit Applied	2022-23 Excess TIRZ Credit Generated	Total TIRZ Credit Generated to Date	Total TIRZ Credits Applied to Date	Remaining Available TIRZ Credit	Prior Year Excess TIRZ Credit Generated	Total Excess TIRZ Credit Available
202756	50	\$17,447.00	\$1,746.80	(\$375.30)	\$1,371.50	\$1,973.94	(\$602.45)	\$16,844.55	\$0.00	\$1,371.50
202759	50	\$17,447.00	\$1,761.49	(\$362.81)	\$1,398.68	\$1,988.63	(\$589.95)	\$16,857.05	\$0.00	\$1,398.68
202761	50	\$17,447.00	\$1,627.75	(\$508.65)	\$1,119.10	\$1,854.90	(\$735.80)	\$16,711.20	\$0.00	\$1,119.10
202762	50	\$17,447.00	\$1,395.59	(\$703.20)	\$692.39	\$1,622.73	(\$930.34)	\$16,516.66	\$0.00	\$692.39
202763	50	\$17,447.00	\$1,627.75	(\$508.65)	\$1,119.10	\$1,854.90	(\$735.80)	\$16,711.20	\$0.00	\$1,119.10
202764	50	\$17,447.00	\$1,627.75	(\$508.65)	\$1,119.10	\$2,093.68	(\$974.58)	\$16,472.42	\$0.00	\$1,119.10
202765	50	\$17,447.00	\$1,494.01	(\$585.22)	\$908.78	\$1,967.09	(\$1,058.31)	\$16,388.69	\$0.00	\$908.78
202766	50	\$17,447.00	\$1,294.23	(\$776.50)	\$517.72	\$1,794.63	(\$1,276.91)	\$16,170.09	\$0.00	\$517.72
202767	50	\$17,447.00	\$1,741.89	(\$380.94)	\$1,360.95	\$2,310.18	(\$949.24)	\$16,497.76	\$0.00	\$1,360.95
202768	50	\$17,447.00	\$1,627.75	(\$508.65)	\$1,119.10	\$1,854.90	(\$735.80)	\$16,711.20	\$0.00	\$1,119.10
202773	50	\$17,447.00	\$1,203.42	(\$388.06)	\$815.36	\$1,430.57	(\$615.21)	\$16,831.79	\$0.00	\$815.36
202777	50	\$17,447.00	\$1,619.64	(\$489.45)	\$1,130.19	\$1,846.79	(\$716.60)	\$16,730.40	\$0.00	\$1,130.19
202780	50	\$17,447.00	\$1,326.06	(\$757.61)	\$568.45	\$1,553.21	(\$984.76)	\$16,462.24	\$0.00	\$568.45
202782	50	\$17,447.00	\$1,474.56	(\$632.59)	\$841.97	\$1,701.71	(\$859.74)	\$16,587.26	\$0.00	\$841.97
202788	50	\$17,447.00	\$1,451.37	(\$748.82)	\$702.55	\$1,678.52	(\$975.97)	\$16,471.03	\$0.00	\$702.55
202791	50	\$17,447.00	\$1,730.99	(\$389.08)	\$1,341.91	\$3,050.30	(\$1,142.27)	\$16,304.73	\$566.11	\$1,908.02
202792	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202793	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202794	50	\$17,447.00	\$1,741.81	(\$494.42)	\$1,247.40	\$2,560.18	(\$1,240.03)	\$16,206.97	\$72.75	\$1,320.15
202795	50	\$17,447.00	\$1,378.63	(\$708.87)	\$669.76	\$2,014.80	(\$1,345.04)	\$16,101.96	\$0.00	\$669.76
202796	50	\$17,447.00	\$1,602.30	(\$509.70)	\$1,092.60	\$2,303.40	(\$1,210.80)	\$16,236.20	\$0.00	\$1,092.60
202797	50	\$17,447.00	\$1,459.95	(\$634.86)	\$825.09	\$2,048.99	(\$1,223.91)	\$16,223.09	\$0.00	\$825.09
202798	50	\$17,447.00	\$1,315.58	(\$757.61)	\$557.97	\$1,876.00	(\$1,318.03)	\$16,128.97	\$0.00	\$557.97
202799	50	\$17,447.00	\$1,314.33	(\$694.94)	\$619.40	\$2,241.51	(\$1,622.11)	\$15,824.89	\$0.00	\$619.40
202800	50	\$17,447.00	\$1,655.80	(\$456.88)	\$1,198.93	\$1,882.95	(\$684.02)	\$16,762.98	\$0.00	\$1,198.93
202801	50	\$17,447.00	\$1,395.59	(\$703.20)	\$692.39	\$1,622.73	(\$930.34)	\$16,516.66	\$0.00	\$692.39
202803	50	\$17,447.00	\$1,522.56	(\$567.17)	\$955.40	\$1,749.71	(\$794.31)	\$16,652.69	\$0.00	\$955.40
202817	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202757	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202758	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202760	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202769	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202770	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202771	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202772	50	\$17,447.00	\$932.75	(\$449.38)	\$483.37	\$1,130.21	(\$646.85)	\$16,800.15	\$0.00	\$483.37
202774	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202775	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202776	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202778	50	\$17,447.00	\$1,208.01	(\$568.07)	\$639.94	\$1,405.48	(\$765.54)	\$16,681.46	\$0.00	\$639.94

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation History
Phases #1A-1B Lots (All Lots)

Parcel Detail			Current Year TIRZ Credit Generated			TIRZ Credits Applied to Annual Installments			Excess TIRZ Credit Available FOR Assessment Prepayment of Future Year Offset	
Parcel	Lot Type	Maximum Available TIRZ Credit	2022-23 TIRZ Credit Generated	2022-23 TIRZ Credit Applied	2022-23 Excess TIRZ Credit Generated	Total TIRZ Credit Generated to Date	Total TIRZ Credits Applied to Date	Remaining Available TIRZ Credit	Prior Year Excess TIRZ Credit Generated	Total Excess TIRZ Credit Available
202779	50	\$17,447.00	\$288.77	(\$288.77)	\$0.00	\$486.23	(\$486.23)	\$16,960.77	\$0.00	\$0.00
202781	50	\$17,447.00	\$288.77	(\$288.77)	\$0.00	\$486.23	(\$486.23)	\$16,960.77	\$0.00	\$0.00
202783	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202784	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202785	50	\$17,447.00	\$1,255.47	(\$440.15)	\$815.32	\$1,452.93	(\$637.61)	\$16,809.39	\$0.00	\$815.32
202786	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
221863			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202787	50	\$17,447.00	\$106.11	(\$106.11)	\$0.00	\$303.58	(\$303.58)	\$17,143.42	\$0.00	\$0.00
202789	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202790	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202802	50	\$17,447.00	\$604.01	(\$568.07)	\$35.93	\$702.74	(\$666.81)	\$16,780.19	\$0.00	\$35.93
215113			\$564.60	\$0.00	\$564.60	\$663.33	(\$98.73)	(\$98.73)	\$0.00	\$564.60
202804	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202805	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202806	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202807	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202808	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202809	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202810	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202811	50	\$17,447.00	\$1,163.81	(\$385.00)	\$778.81	\$1,361.27	(\$582.47)	\$16,864.53	\$0.00	\$778.81
202812	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202813	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202814	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202815	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202816	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
218048	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218049	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218050	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218051	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218052	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218053	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218054	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218055	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218056	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218057	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218058	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218059	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218060	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218061	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation History
Phases #1A-1B Lots (All Lots)

Parcel Detail			Current Year TIRZ Credit Generated			TIRZ Credits Applied to Annual Installments			Excess TIRZ Credit Available FOR Assessment Prepayment of Future Year Offset	
Parcel	Lot Type	Maximum Available TIRZ Credit	2022-23 TIRZ Credit Generated	2022-23 TIRZ Credit Applied	2022-23 Excess TIRZ Credit Generated	Total TIRZ Credit Generated to Date	Total TIRZ Credits Applied to Date	Remaining Available TIRZ Credit	Prior Year Excess TIRZ Credit Generated	Total Excess TIRZ Credit Available
218062	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218063	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218064	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218065	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218066	55	\$18,819.00	\$160.05	(\$160.05)	\$0.00	\$203.06	(\$203.06)	\$18,615.94	\$0.00	\$0.00
218067	55	\$18,819.00	\$160.05	(\$160.05)	\$0.00	\$203.06	(\$203.06)	\$18,615.94	\$0.00	\$0.00
218068	55	\$18,819.00	\$160.05	(\$160.05)	\$0.00	\$203.06	(\$203.06)	\$18,615.94	\$0.00	\$0.00
218069	55	\$18,819.00	\$160.05	(\$160.05)	\$0.00	\$203.06	(\$203.06)	\$18,615.94	\$0.00	\$0.00
218070	55	\$18,819.00	\$160.05	(\$160.05)	\$0.00	\$203.06	(\$203.06)	\$18,615.94	\$0.00	\$0.00
218071	55	\$18,819.00	\$160.05	(\$160.05)	\$0.00	\$203.06	(\$203.06)	\$18,615.94	\$0.00	\$0.00
218072	60	\$19,603.00	\$166.71	(\$166.71)	\$0.00	\$211.52	(\$211.52)	\$19,391.48	\$0.00	\$0.00
218073	55	\$18,819.00	\$160.05	(\$160.05)	\$0.00	\$203.06	(\$203.06)	\$18,615.94	\$0.00	\$0.00
218074	60	\$19,603.00	\$166.71	(\$166.71)	\$0.00	\$211.52	(\$211.52)	\$19,391.48	\$0.00	\$0.00
218075	55	\$18,819.00	\$160.05	(\$160.05)	\$0.00	\$203.06	(\$203.06)	\$18,615.94	\$0.00	\$0.00
218076	55	\$18,819.00	\$160.05	(\$160.05)	\$0.00	\$203.06	(\$203.06)	\$18,615.94	\$0.00	\$0.00
218077	55	\$18,819.00	\$160.05	(\$160.05)	\$0.00	\$203.06	(\$203.06)	\$18,615.94	\$0.00	\$0.00
218078	55	\$18,819.00	\$160.05	(\$160.05)	\$0.00	\$203.06	(\$203.06)	\$18,615.94	\$0.00	\$0.00
218079	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218080	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218081	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218082	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218083	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218084	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218085	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218086	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218087	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218088	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218089	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218090	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218091	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218092	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218093	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218094	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218095	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218096	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218097	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218098	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218099	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218100	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation History
Phases #1A-1B Lots (All Lots)

Parcel Detail			Current Year TIRZ Credit Generated			TIRZ Credits Applied to Annual Installments			Excess TIRZ Credit Available FOR Assessment Prepayment of Future Year Offset	
Parcel	Lot Type	Maximum Available TIRZ Credit	2022-23 TIRZ Credit Generated	2022-23 TIRZ Credit Applied	2022-23 Excess TIRZ Credit Generated	Total TIRZ Credit Generated to Date	Total TIRZ Credits Applied to Date	Remaining Available TIRZ Credit	Prior Year Excess TIRZ Credit Generated	Total Excess TIRZ Credit Available
218101	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218102	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218103	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218104	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218105	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218106	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218107	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218108	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218109	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218110	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218111	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218112	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218113	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218114	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218115	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
Total		\$2,200,279.00	\$59,385.98	(\$32,082.25)	\$27,303.73	\$79,515.48	(\$51,572.89)	\$2,148,706.11	\$638.86	\$27,942.59

1 - Applicable TIRZ Credit is capped at an amount so that the net Annual Installment billed does go below a tax rate equivalent of \$0.368.

APPENDIX E
PREPAID PARCELS

APPENDIX E

As of July 31, 2022, there have been no prepayment of Assessments for any Parcel within the PID.

APPENDIX F
ASSESSED VALUES PER PHASE

Kaufman Public Improvement District No. 1
Assessed Value of the PID

Phase	Parcels¹	2022 Assessed Value²
Phase #1A Parcels	65	\$20,508,444
Phase #1B Parcels	68	\$3,928,000
Total	133	\$24,436,444

1 - Includes residential and open space lots.

2 - Values shown reflect the 2022 assessed values.

APPENDIX G
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF KAUFMAN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kaufman, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Kaufman Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

Signature of Seller

Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas



Meeting
Date: 8/22/2022

Date: 08/11/2022

Item #: 11.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the appointment of three (3) members to the Kaufman Economic Development Corporation, each for a two (2) year term to expire in August 2024.

BACKGROUND:

Three (3) Kaufman Economic Development Corporation members term expires August 2021. They are: Charles Gillenwater, Barry Ratcliffe, and Gail Godwin-Mason. All members have expressed an interest to continue to serve. Staff has no other applications at this time.

The City Council appoints the KEDC members.

Procedurally, the Council should adhere to the process as outlined below:

- Council will vote on two nominees for two year terms through August, 2024.
- If the nominees do not attain a simple majority of the Council (four votes), they will not serve on the KEDC Board.
- A simple majority of the Council (four votes) will be needed to place another name on the ballot followed by a formal vote.
- Any Council member can make a nomination for consideration.
- If the nominees then receive a simple majority of the votes by the Council (four votes) those individuals will be appointed to serve on the KEDC Board.
- Should the Council not agree on proposed nominees, or if one is not forthcoming, then the Staff should be directed to assist with the determination of acceptable nominees.

The procedures outlined will serve the Council well in its deliberations about those best qualified to serve on the KEDC Board.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends the appointment of Charles Gillenwater, Barry Ratcliffe, and Gail Godwin-Mason, each for a two (2) year term to expire in August 2024.

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

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 Contract Awarded 042522	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
Subdivision Ordinance Update	Development Serv	1/27/2020	10/23/2018	In progress	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
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	TPWD Grant Awarded	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	TPWD Grant Awarded	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 Completed	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	Contract Awarded 042522	3,4,5
Inclusive Park	Admin/PW		4/29/2021	TPWD Grant Awarded	3,4,5
Connector Road	Admin		4/29/2021	County Partnership	2,3,5
AMI	Admin/PW		4/29/2021	Installation underway	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
Sports Complex Parking Lot Paving	PW/Admin	4/25/2022	4/26/2022	To be scheduled	4
Kings Fort Park	PW/Admin		7/27/2022	Grant Application due 08/01/22	3,4,5
Hike & Bike Trail	Admin		7/27/2022	Master Concept Plan complete	3,4,5

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	Development Serv	01/28/2019 02/25/2019	1/21/2019	Complete 02/25/2019	
Realtor PID Training	Admin	NA		Complete 4/23/2019	
Fee Schedule Update	Development Serv		6/4/2019	Approved by Council	
Bureau Veritas Contract Update	Development Serv		6/4/2019	Approved by Council	
Park Master Plan Update	Parks & Rec	8/5/2019	10/23/2018	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 Finalized 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
Recodification of City Ordinances	Admin	11/13/2018	10/23/2018	Franklin Review	5
Kaufman Estates	PW/Admin	10/28/2019		No Action	5

August 5, 2022

To: Kaufman County

From: Ashley Berryhill, Finance Director

Re: July 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	1,350	1,590	1,655	1,655		15,730
Service Days	21	21	20	20	20	16	23	20	21	21	20		223
Avg. Daily Trips	65.0	66.2	70.3	68.9	63.1	70.8	67.3	67.5	75.5	78.8	82.8		70.5

KPIs

Download

Completed Boardings ⓘ	Avg. Boardings Per Service Hr. ⓘ	Boarding Cancellations ⓘ	Boarding Cancellations (No-Show) ⓘ	Cancellation Percentage ⓘ	Cancellation Percentage (No Show) ⓘ	Total Requests ⓘ	
1655	1.86	689	57	29.39 %	2.43 %	2170	
Completed Requests ⓘ	No Drivers Available Requests ⓘ	Request Cancellations ⓘ	Request Cancellations (No Show) ⓘ	Avg. # of Requests per Rider ⓘ	Avg. Travel Duration ⓘ	Avg. Travel Distance ⓘ	Mean Wait Time ⓘ
1523	4	643	55	6.95	13.45 min	4.61 mi	28.05 min
Median Wait Time ⓘ	Bookings from Admin Panel ⓘ	Bookings from Rider Mobile App ⓘ	Bookings from Rider Web ⓘ	Flag Down Bookings ⓘ	Avg. # Riders per Request ⓘ		
14.15 min	80.12 %	19.64 %	0 %	0.24 %	1.09		

August 5, 2022

To: City of Kaufman

From: Ashley Berryhill, Finance Director

Re: July 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	222	192	195	180		2,084
No. Service Days	21	21	20	20	20	16	23	20	21	21	20		223
Avg. Daily Trips	8.3	11.6	9.2	11.2	8.7	8.4	7.1	11.1	9.1	9.3	9.0		9.3

NO. OF TRIPS	PURPOSE
53	Adult Dayhab
0	Education
0	Government
7	Medicaid
29	Medical
70	Nutrition (Senior Center)
8	Other (adult-day care, beauty salon, friend's homes, etc.)
1	Shopping
12	Work
0	Contract Services
0	Vaccination Appointments

ELDERLY AND DISABLED RIDERSHIP	
34	Disabled Trips
110	Elderly (&/or Dis) Trips

144 E & D Total Rides

E & D Percent of Total Trips – 80%

MONTHLY UNDUPLICATED PASSENGERS
27
YEAR TO DATE UNDUPLICATED PASSENGERS
118

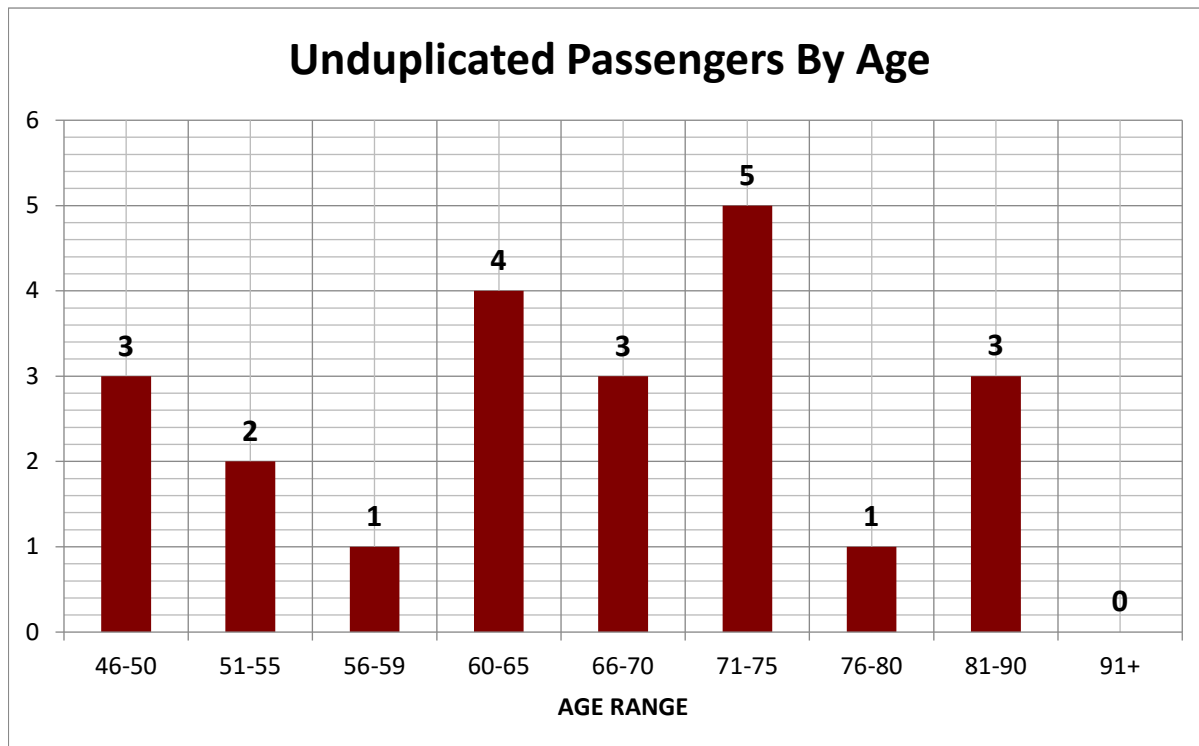


Trip Total	
KAUFMAN TO KAUFMAN	58
KAUFMAN TO OUTSIDE	109
OUTSIDE TO KAUFMAN	13

180

NOSHOW/CANCEL	100
DENIALS	6
Month to Month Unduplicated	27
YTD Unduplicated	118

July 2022 Total D & R Trips	180
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August 5, 2022

To: Kaufman County

From: Ashley Berryhill, Finance Director

Re: July 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	1,587	1,663	1,528	1,447		15,288
No. Service Days	21	21	20	20	20	16	23	20	21	21	20		223
Avg. Daily Trips	75.6	63.8	59.0	59.8	57.2	62.1	70.6	79.4	79.2	72.8	72.4		68.6

	Trip Origin Total
COTTONWOOD	0
COMBINE	1
CRANDALL	24
FORNEY	316
GRAYS PRARIE	0
GUN BARRELL	0
HEARTLAND	0
KAUFMAN	180
KEMP	28
MABANK	45
OAK GROVE	0
OAK RIDGE	0
POST OAK	0
ROSSER	10
SCURRY	56
TERRELL	787
<i>Subtotal</i>	<i>1,447</i>
Terrell Senior Terraces	46
Terrell State Hospital	0
KAUFMAN COUNTY TOTALS	
TOTAL TRIPS	1,447
NO SHOW & CANCELS	804



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	1,587	1,663	1,528	1,447		15,288
ADH	206	121	135	86	79	59	103	80	82	88	127		1,166
CONT	0	18	0	0	0	0	0	0	0	0	0		18
EDU	12	3	6	0	2	10	21	35	17	30	16		152
GOV	0	0	0	3	3	1	52	56	0	1	0		116
MDE	21	26	15	25	35	18	32	32	32	38	29		303
MED	733	757	575	583	560	481	725	670	728	644	624		7,080
NUT	194	132	199	178	163	128	236	310	363	348	357		2,608
OTH	92	78	45	75	38	43	71	35	84	49	37		647
SHP	145	76	95	91	84	88	119	95	82	95	79		1,049
VACC	2	0	0	0	0	0	0	0	0	0	0		2
WORK	183	129	110	154	180	165	264	274	275	235	178		2,147
	1,588	1,340	1,180	1,195	1,144	993	1,623	1,587	1,663	1,528	1,447	0	15,288
	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	1,587	1,663	1,528	1,447	0	15,288
	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	0	0	0		0
Terrell State Hospital	0	0	0	0	0	0	0	0	0	0	0		0
Terrell Senior Terraces	46	32	58	50	42	52	58	42	84	62	46		572
Medicaid	21	26	15	25	35	18	32	32	32	38	29	0	303
Nursing Home Contracts	0	0	0	0	0	0	0	0	0	0	0		0
	67	58	73	75	77	70	90	74	116	100	75	0	875
Adjusted Trip Total	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
	1,521	1,282	1,107	1,120	1,067	923	1,533	1,513	1,547	1,428	1,372	0	14,413
*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	862	924	850	878		8,807
DIS <60	400	311	340	287	296	255	396	342	367	349	300		3,643
E & D	1,276	1,170	1,006	1,013	954	849	1,310	1,204	1,291	1,199	1,178	0	12,450
% of Trip Total	80%	87%	85%	85%	83%	85%	81%	76%	78%	78%	81%	#DIV/0!	
GENERAL PUBLIC	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
	67	58	73	75	77	70	90	74	116	100	75	0	875
% of Total	4%	4%	6%	6%	7%	7%	6%	5%	7%	7%	5%	#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	1,100	1,174	1,064	954		10,507
Percent Subs of Total Trips	63%	62%	69%	69%	74%	73%	71%	69%	71%	70%	66%	#DIV/0!	
Can/NoShow	119	94	71	99	110	85	78	104	117	90	146		1,113
Advanced Cancel	545	424	636	695	723	684	400	505	500	690	658		6,460
	664	518	707	794	833	769	478	609	617	780	804	0	7,573
DENIALS	113	140	198	195	139	101	55	55	38	49	51		1,134

Response Summary:

	Responses	Transports	Exceptions	Compliance %	Transport %
Priority 1 <8:59	34	23	4	88%	68%
Priority 2 <11:59	84	50	4	95%	60%
Priority 3 <14:59	17	12	0	100%	71%
Emergency Transfers<0:29:59	106	101	74	30%	95%
Non-Emergency Transfers<0:15	52	49	14	73%	94%
Helicopter	27	27			
Totals	320	262		94.07%	65.92%

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	0	0%
Childrens Medical Center	11	5%
Dallas Regional Medical Center	4	2%
Medical City Dallas	6	3%
Parkland	0	0%
Texas Health-Dallas	62	26%
Texas Health- Kaufman	60	26%
Texas Health -Plano	5	2%
Texas Health-Rockwall	3	1%
UT Health- Athens	0	0%
UT Health- Tyler	0	0%
UT Health- Cedar Creek	0	0%
VA Medical Center Dallas	1	0%
Other Hospitals	30	13%
Nursing home, residence, other	42	18%
	235	100%

	Number	% of Total
Patient Refusal/Treat No Transport	33	57%
Pt is DOS	0	0%
Cancellation- No Patient	25	43%
	58	100%

Average Response Time

City Wide--Emergency Calls

0:06:21

	Responses	Exceptions	
Last 100 Calls			
Priority 1	100	5	95%
Priority 2	100	4	96%
Priority 3	100	3	97%



KAUFMAN FIRE DEPARTMENT MONTHLY DASHBOARD REPORT JULY 2022



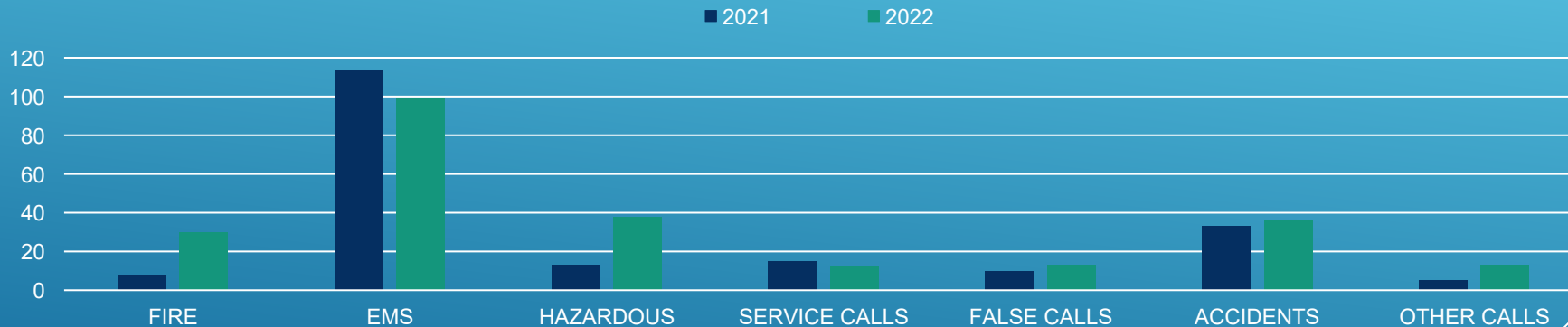


FIRE JULY 2022 ACTIVITY

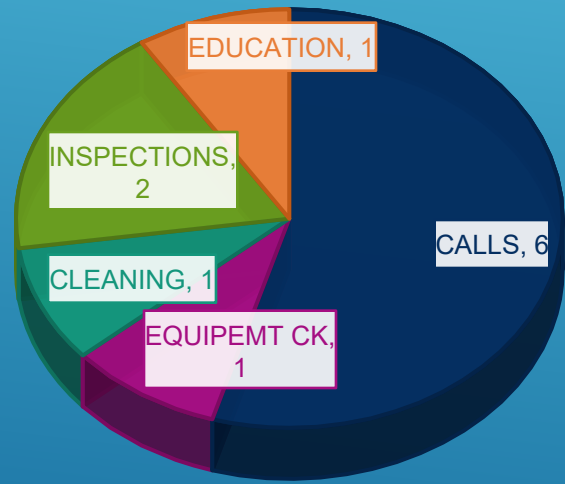
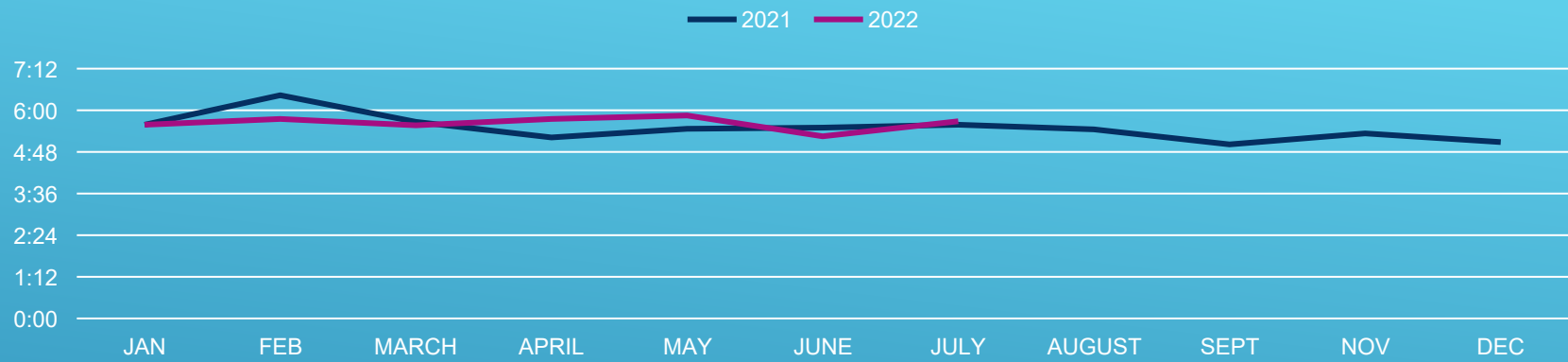
	2021 JULY	2022 JULY	MONTHLY INCREASE	FISCAL YTD OCT.20 TO JULY 21	FISCAL YTD OCT.21 TO JULY 22	FISCAL YTD INCREASE
FIRE CALLS	8	30	275%	78	157	101%
RESCUE & EMERGENCY MEDICAL SERVICES	114	99	-13%	1023	993	-3%
HAZARDOUS CONDITIONS	13	38	192%	160	196	18%
SERVICE / GOOD INTENT CALLS	15	12	-20%	136	156	13%
FALSE ALARMS	10	13	30%	67	93	28%
ACCIDENTS	33	36	9%	429	396	-8%
OTHER INCIDENTS	5	13	160%	68	78	13%
TOTAL CALLS	198	241	22%	1961	1630	5%



JULY 2022

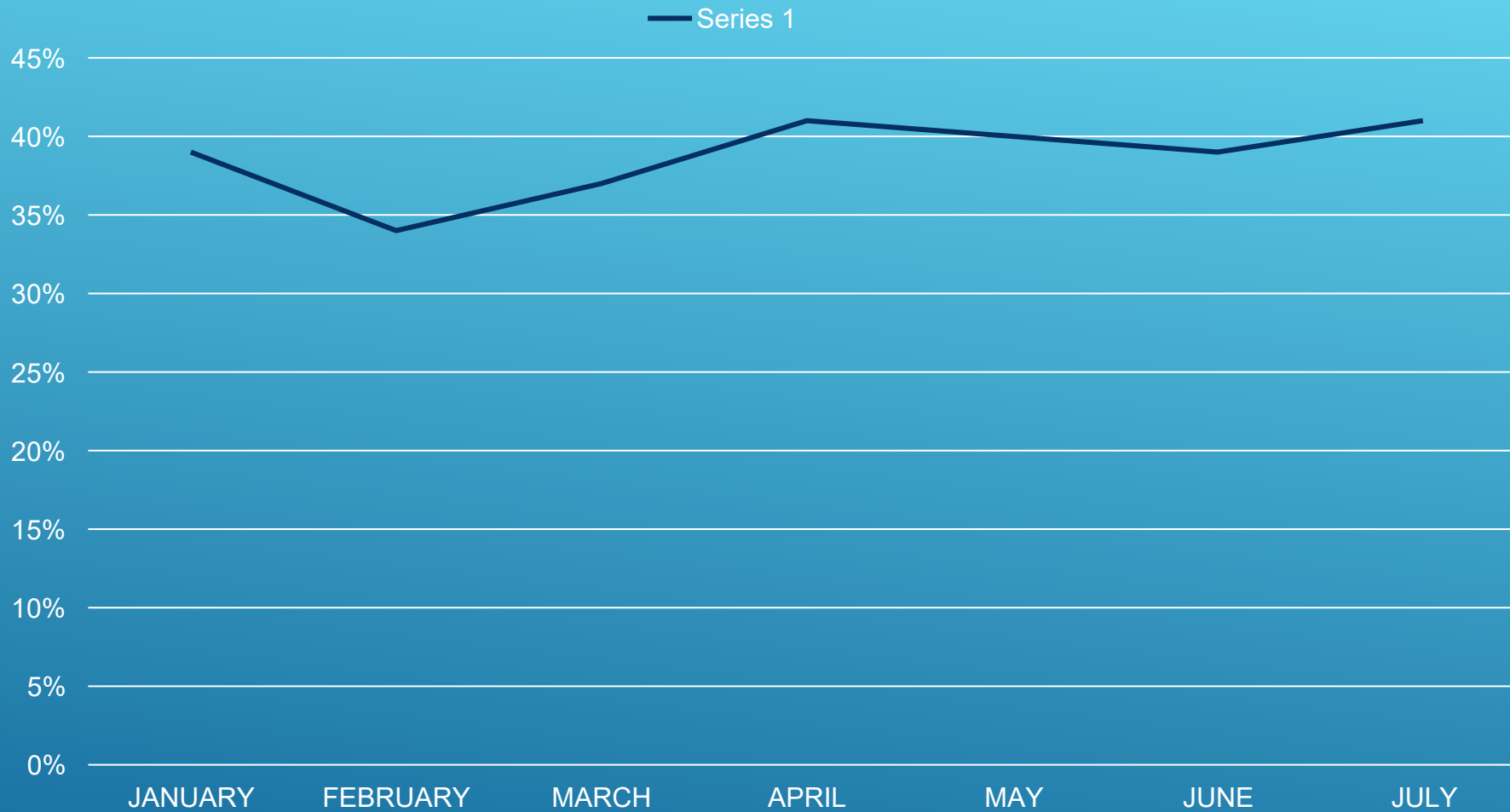


MONTHLY RESPONSE TIMES



SHIFT HOURLY UTILIZATION 41 %
NFPA NATIONAL STANDARDS 25% TO 30% MAXIMUM

MONTHLY HOURLY UTILIZATION



JULY PREVENTION REVIEW

2 DEVELOPMENT PLANS REVIEWED

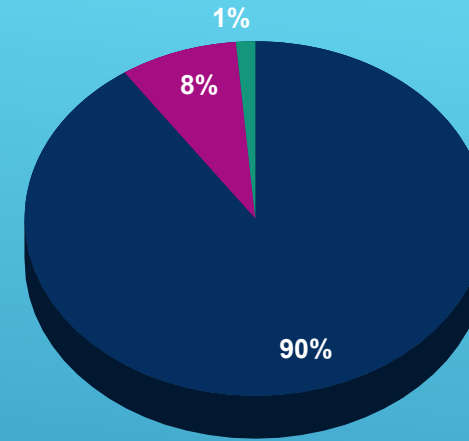
CONDUCTED 7 FIRE SAFETY
INSPECTIONS

PERFORMED 1 CONSTRUCTION
SITE FIRE SPRINKLER HYDRO
TESTS

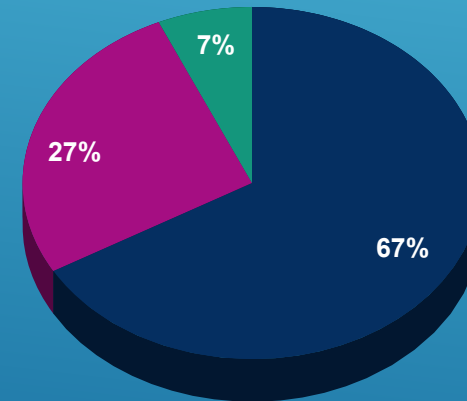
PASSED OUT FIRE PREVENTION
MATERIALS TO APPROX. 10
CITIZENS

6 FIRE HYDRANTS WERE CHECKED
AND PAINTED

YEARLY 2021



JULY 2022



■ PUBLIC EDUCATION
■ INSPECTIONS
■ PLAN REVIEW



PERSONNEL CONTINUING EDUCATION

FIRE

REVIEW OF WILDLAND FIREFIGHTING TACTICS



EMS

NEW IGEL AIRWAY USE

PATIENT ASSESSMENT

KAUFMAN POLICE DEPARTMENT

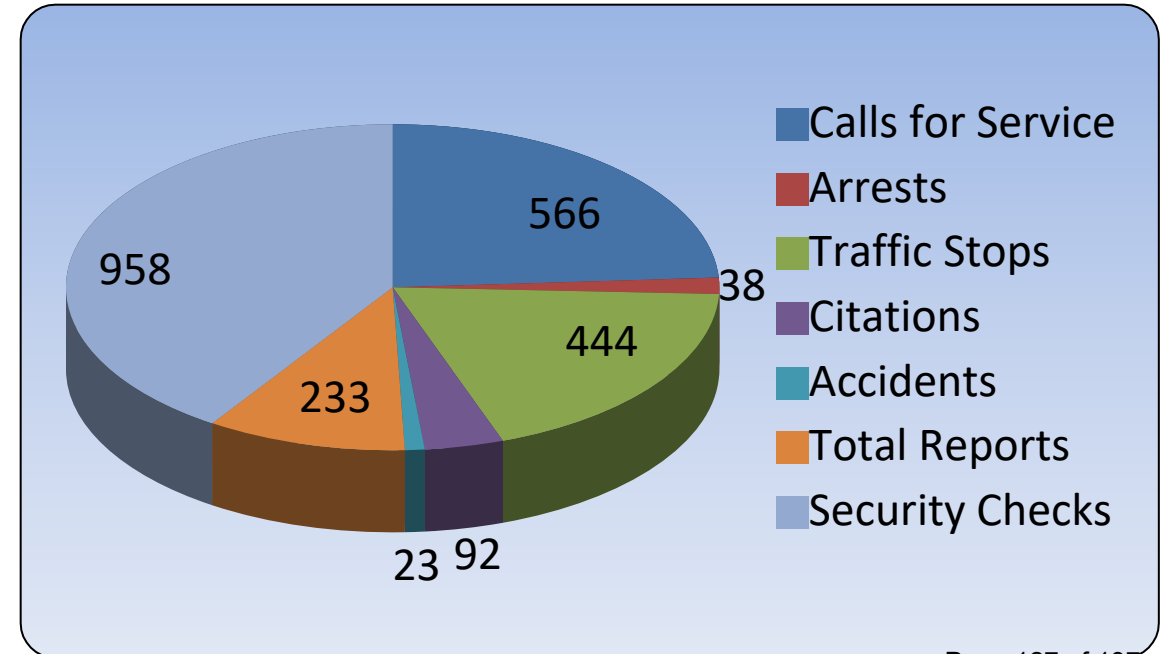
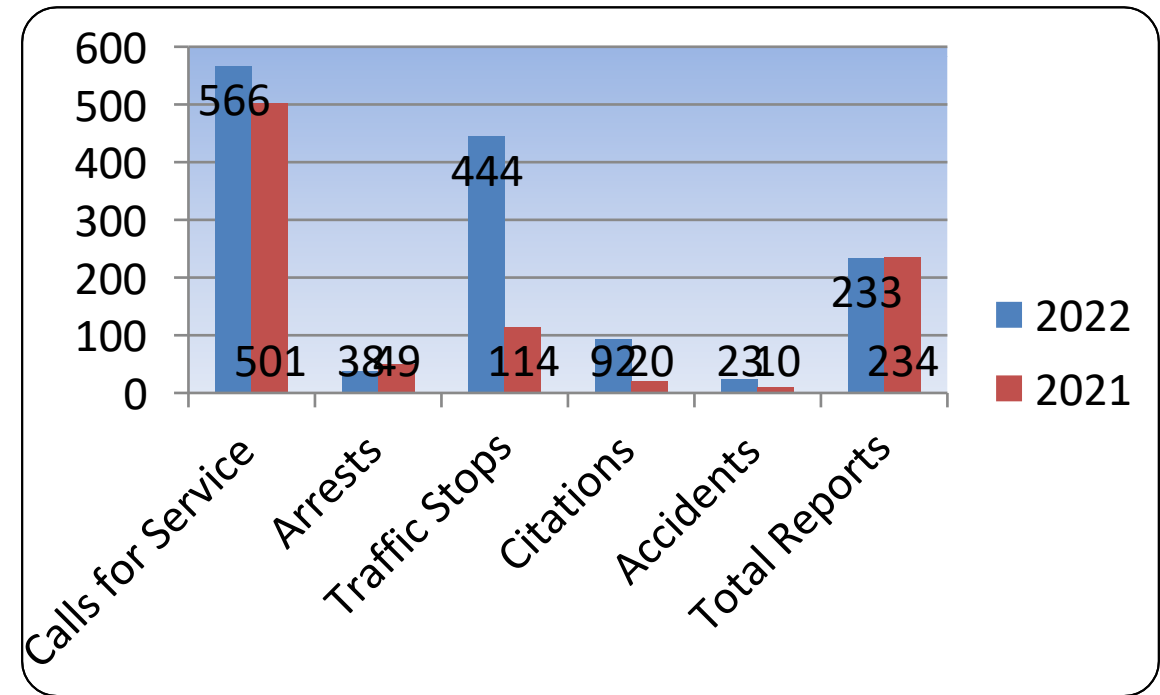
PATROL ACTIVITY JULY 2022

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

- **566** Calls For Service, Including Accidents
- **23** Traffic Accidents
- Completed **958** Homes, Parks, & Business Checks
- Completed **444** Traffic Stops
- Completed **202** Incident Reports
- Completed **233** Reports
- Made **38** Arrests
- Average monthly response time to calls is **4:28** minutes.

Other points of interest include:

- Utilized the radar trailer on 34 Bypass.



Community Engagement July 2022

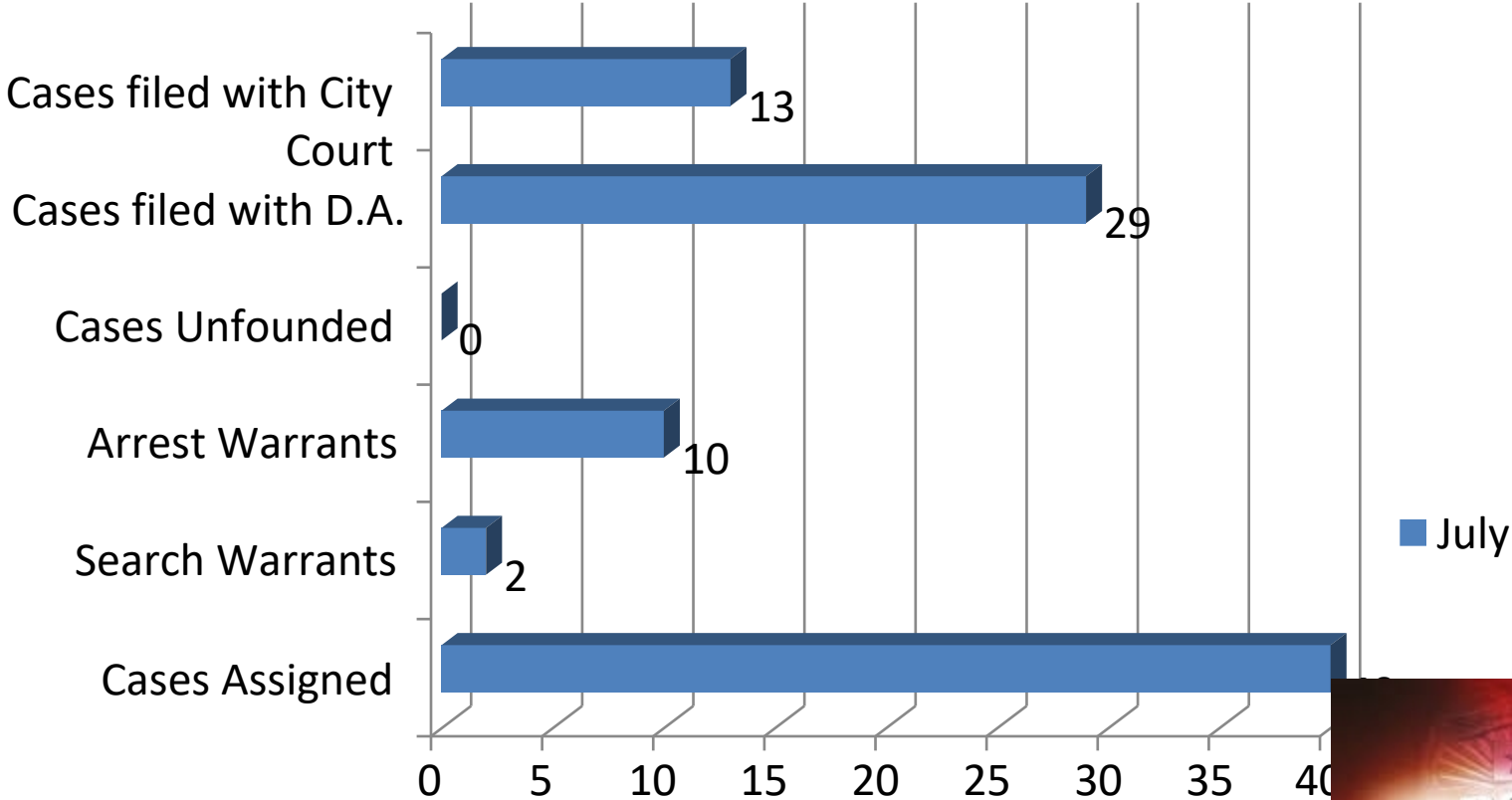
Social Media Posts, Facebook Followers 12,008.

Events attended by Kaufman Police Department employees:

- Sent multiple Facebook posts relating to dogs recovered by animal control to attempt to locate owners.
- Shared Facebook posts from City of Kaufman Events about July 2nd Red, White, and Boom parade with photos.
- Shared Facebook posts from City of Kaufman Events about July 2nd Red, White, and Boom event with photos.
- Shared Amber Alert about missing teen child out of Garland, TX. Child was located safe.
- Happy 4th of July National Post.
- Shared “Overlook Drone LLC photo of remodeled South water tower.
- Posted Accident Alert Notice on July 5th about roll over accident.
- Attended and posted kids snow-cones for area cheer group.
- Assisted with the Christmas in July motorcycle ride benefitting the A. Fern Norville Children's Shelter an posted.
- Shared extremely hot and humid weather precautions.
- Sent multiple notices of water breaks and water shutoffs.
- Accident alerts of roadway closed on July 18, 2022.
- Shared Kaufman County Scam Alert.
- Shared notice of newly established National Suicide Prevention Lifeline on July 16, 2022.
- Shared notice from the North Texas Municipal Water District to monitor and limit use of water due to drought.
- Shared Terrell PD and Kaufman SO crime alerts to help identify criminal suspects.
- Red Flag Warning and Disaster Declaration for Kaufman County due to drought and wildfires.
- Shared Kaufman County Office of Emergency Management request to cut fire breaks 30 feet from fence lines due to wildfires.
- Rehired Officer Adam Wall on July 25, 2022.
- Shared notice of Shannon Park Closure due to construction.
- Shared notice of blood drive in August on July 26, 2022.
- Promoting KISD fund raising functions for local students school activates.
- Assisted with pick-up pulling a trailer that was on fire and caused many fires along 34 bypass and County Road 151 and 151A.
- We have been supporting our area youth lemonade stands as we find them and share the information to our community.



Kaufman Criminal Investigations Division
July 2022



	Cases Assigned	Search Warrants	Arrest Warrants	Cases Unfounded	Cases filed with D.A.	Cases filed with City Court
July	40	2	10	0	29	13





Year to Date - Offenses Known to Police for July 2022

Printed On: 8/18/2022

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				1	-100.00%
Assault Offenses, Total	26	16	2.95	32	-18.75%
Aggravated Assault	11	5	1.25	5	120.00%
Intimidation				1	-100.00%
Simple Assault	15	11	1.70	26	-42.31%
Bribery, Total					-
Burglary/Breaking and Entering, Total	3	1	0.34	9	-66.67%
Counterfeiting/Forgery, Total	1		0.11	2	-50.00%
Destruction/Damage/Vandalism of Property, Total	10	1	1.14	14	-28.57%
Drug/Narcotic Offenses, Total	109	103	12.38	114	-4.39%
Drug Equipment Violations	38	38	4.32	22	72.73%
Drug/Narcotic Violations	71	65	8.06	92	-22.83%
Embezzlement, Total	1		0.11		-
Extortion/Blackmail, Total					-
Fraud Offenses, Total	2	1	0.23	10	-80.00%
False Pretense/Swindle/Confidence Game					-
Credit Card/Automatic Teller Machine Fraud				2	-100.00%
Welfare Fraud					-
Wire Fraud					-
Hacking/Computer Invasion					-
Identity Theft					-
Impersonation	2	1	0.23	8	-75.00%
Gambling Offenses, Total					-
Betting/Wagering					-
Operating/Promoting/Assisting Gambling					-
Sports Tampering					-
Gambling Equipment Violations					-
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		-
Larceny/Theft Offenses, Total	26	5	2.95	71	-63.38%
Motor Vehicle Theft, Total	2	1	0.23	8	-75.00%



Year to Date - Offenses Known to Police for July 2022

Printed On: 8/18/2022

Agency: TX1290200 - KAUFMAN PD

Page 2 of 2

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Pornography/Obscene Material, Total	6		0.68		-
Prostitution Offenses, Total					-
Assisting or Promoting Prostitution					-
Prostitution					-
Purchasing Prostitution					-
Robbery, Total	2		0.23		-
Sex Offenses, Total	4	1	0.45	2	100.00%
Fondling	3	1	0.34	2	50.00%
Rape	1		0.11		-
Sexual Assault with an Object					-
Sodomy					-
Sex Offenses, Non-Forcible, Total					-
Statutory Rape					-
Incest					-
Stolen Property Offenses, Total	1		0.11	3	-66.67%
Weapons Law Violations, Total	2	2	0.23	7	-71.43%
Group A Offense, Total	196	131	22.26	273	-28.21%
Crimes Against Person, Total	31	17	3.52	34	-8.82%
Crimes Against Property, Total	48	9	5.45	118	-59.32%
Crimes Against Society, Total	117	105	13.29	121	-3.31%
Officers Killed or Assaulted YTD	2			0	-

KAUFMAN POLICE DEPARTMENT ANIMAL CONTROL REPORT JULY 2022

July 2022, Kaufman Animal Control Responded To-

- 61 Calls For Service
- 3 Follow-up Calls
- Warnings Issued – 4
- Citations Issued – 0
- Traps Set - 1

Animals Captured

On Calls – 12

On View – 0

Animals Turned Over

To Owner – 0

To Humane Society – 12

Dead Animals Recovered: - 3

Non-Domestic Animals Captured – 0





Development Services
July Monthly Report
Permits Issued: 07/01/2022-07/31/2022

Permit Title	Project Address	Credential Contacts	Permit Issued Date	Valuation	Project SQ. FT.	Total Fees Collected
2022 Food Permits - Expires December 31, 2022	19850 FM 986	Chad McFarlane (Business Manager)	07/22/2022 at 10:29 AM	\$ -	-	\$ 35.00
Commercial - Sewer Tap Fee only	3222 E Hwy 175	N/A	07/08/2022 at 1:11 PM	\$ -	-	\$ 489.25
Commercial Building Tenant Finish Out	101 W Mulberry St., Suite A - down	Agtron Rexha (General Contractor)	07/22/2022 at 10:51 AM	\$ 400,000.00	5,000.00	\$ 23,116.06
Commercial Minor Addition, Remodel or Repair	1200 Rand Rd.	Tom Smith (General Contractor)	07/08/2022 at 1:21 PM	\$ 725,000.00	37,500.00	\$ 3,265.75
Commercial Minor Addition, Remodel or Repair	5026 Lions Den Trl.	Tim Proctor (General Contractor)	07/18/2022 at 1:37 PM	\$ 1,500,000.00	6,758.00	\$ 7,345.37
Demolition (R)	607 S Houston St.	Bryan Lewis (General Contractor)	07/06/2022 at 7:47 AM	\$ 2,000.00		\$ 82.40
Demolition (R)	105 E 6Th St.	Judy Reznicek (Homeowner)	07/13/2022 at 1:25 PM	\$ 500.00		\$ 80.00
Driveway, Parking Lot or Sidewalk Permit	1400 Royal Dr.	Eddie Brown (Homeowner)	07/28/2022 at 7:42 AM	\$ 3,000.00		\$ 80.00
Driveway, Parking Lot or Sidewalk Permit	2015 Elizabeth St.	Fidel Gutierrez (General Contractor)	07/29/2022 at 12:32 PM	\$ 14,592.00		\$ 80.00
Electric Permit	501 E Fair St.	Craig Shewmake (Electrical Contractor)	07/08/2022 at 1:00 PM	\$ 500.00		\$ 82.40
Electric Permit	300 N Hwy 34	Randal Gardner (Electrical Contractor)	07/07/2022 at 11:32 AM	\$ 300.00		\$ 82.40
Electric Permit	102 E 7Th St.	Robert Smith (Electrical Contractor)	07/14/2022 at 9:13 AM	\$ 3,038.40		\$ 82.40
Electric Permit	3201 Hwy 175	Gerald Templeman (Electrical Contractor)	07/13/2022 at 2:21 PM	\$ 500.00		\$ 82.40
Electric Permit	100 Crossroads Dr., A	Erin Garcia (Electrical Contractor)	07/18/2022 at 10:16 AM	\$ 5,000.00		\$ 82.40
Fence Permit	3924 Holly Springs Ln.	Bryan Mendez (General Contractor)	07/28/2022 at 9:50 AM	\$ 700.00		\$ 82.40
Fence Permit	3900 Holly Springs Ln.	Bryan Mendez (General Contractor)	07/07/2022 at 5:43 PM	\$ 700.00		\$ 82.40
Fence Permit	3934 Holly Springs Ln.	Bryan Mendez (General Contractor)	07/07/2022 at 5:44 PM	\$ 700.00		\$ 82.40
Fence Permit	307 E Grove St.	Oscar Garcia (Homeowner)	07/08/2022 at 11:46 AM	\$ 2,000.00		\$ 41.20
Fence Permit	3834 Myrtle Way	Bryan Mendez (General Contractor)	07/14/2022 at 9:04 AM	\$ 700.00		\$ 82.40
Fence Permit	3904 Holly Springs Ln.	Bryan Mendez (General Contractor)	07/14/2022 at 8:59 AM	\$ 700.00		\$ 82.40
Fence Permit	3910 Holly Springs Ln.	Bryan Mendez (General Contractor)	07/28/2022 at 9:40 AM	\$ 700.00		\$ 82.40
Fence Permit	3817 Myrtle Way	Bryan Mendez (General Contractor)	07/28/2022 at 9:38 AM	\$ 700.00		\$ 82.40
Fence Permit	3815 Myrtle Way	Bryan Mendez (General Contractor)	07/25/2022 at 9:10 AM	\$ 700.00		\$ 82.40
Fence Permit	3835 Myrtle Way	Bryan Mendez (General Contractor)	07/25/2022 at 9:06 AM	\$ 700.00		\$ 82.40
Fence Permit	3925 Holly Springs Ln.	Bryan Mendez (General Contractor)	07/22/2022 at 5:28 PM	\$ 700.00		\$ 82.40
Fire Alarm, Fire Lane, Fire Sprinkler, Fire Suppression (V)	300 W Grove St.	David Keith (Fire Suppression)	07/21/2022 at 11:48 AM	\$ 2,500.00		\$ 103.00
Foundation Repair	1308 Crestview Dr.	Alex Cruz (Foundation Contractor)	07/08/2022 at 1:24 PM	\$ 5,545.00		\$ 82.40
Irrigation Permit	340 E Highway 175	Troy Andrews (Irrigation Contractor)	07/14/2022 at 2:53 PM	\$ 1,298.00		\$ 82.40
Mechanical Permit	1201 S Clay	Brad Bacon (Mechanical Contractor)	07/05/2022 at 1:36 PM	\$ 15,000.00		\$ 82.40
Mechanical Permit	300 W Grove	Alex Abila (Mechanical Contractor)	07/13/2022 at 11:17 AM	\$ 5,000.00		\$ 82.40
Mechanical Permit	102 E 7th St.	Robert Smith (Mechanical Contractor)	07/29/2022 at 8:17 AM	\$ 14,068.00		\$ 82.40
Mechanical Permit	902 Melody Cir.	Robert Smith (Mechanical Contractor)	07/29/2022 at 8:15 AM	\$ 18,364.00		\$ 82.40
Plumbing Permit	305 E 6Th St.	Dennis Moore (Plumbing Contractor)	07/08/2022 at 1:28 PM	\$ 1,000.00		\$ 82.40
Plumbing Permit	1252 Murrah Lane	Gerardo Dorado (Homeowner)	07/08/2022 at 1:18 PM	\$ -		\$ 2,633.14
Plumbing Permit	605 W Nash Dr.	Zebedee Higginbotham (Plumbing Contractor)	07/07/2022 at 5:42 PM	\$ 23,400.00		\$ 82.40
Plumbing Permit	300 W Grove St.	Joe Lawson (Plumbing Contractor)	07/21/2022 at 11:54 AM	\$ 600.00		\$ 82.40
Plumbing Permit - Commercial Sewer tap fees	3260 E Hwy 175	N/A	07/08/2022 at 1:09 PM	\$ 100.00		\$ 475.00
Residential Accessory/Carport Permit	710 W Fair St.	Rubio Properties (Property Owner)	07/20/2022 at 3:56 PM	\$ 3,500.00		\$ 80.00
Residential Addition, Remodel or Repair	1703 S Clay	Gary Byrd (General Contractor)	07/12/2022 at 2:32 PM	\$ 1,000.00		\$ 80.00
Residential Addition, Remodel or Repair	705 W Grove St.	Hector Martinez (General Contractor)	07/18/2022 at 3:44 PM	\$ 4,000.00		\$ 310.00
Residential New Permit	403 N Nash St.	Maria Macias (General Contractor)	07/08/2022 at 1:08 PM	\$ 150,000.00	2,946.00	\$ 2,318.80
Roof (Repair or Replace)	404 W 8Th	Efrain Escobedo (Roof Contractor)	07/07/2022 at 3:46 PM	\$ 14,000.00		\$ 82.40
Roof (Repair or Replace)	2801 Millennium Dr.	Matthew Campione (Roof Contractor)	07/11/2022 at 1:47 PM	\$ 50,000.00		\$ 82.40
Roof (Repair or Replace)	1310 E Hickory St.	Rodney Lawson (General Contractor)	07/20/2022 at 7:57 AM	\$ 10,000.00		\$ 82.40
Roof (Repair or Replace)	1501 Ridgebriar Dr.	Rodney Lawson (General Contractor)	07/28/2022 at 12:09 PM	\$ 13,000.00		\$ 82.40
Roof (Repair or Replace)	1413 Ridgebriar Dr.	Rodney Lawson (General Contractor)	07/28/2022 at 12:11 PM	\$ 12,000.00		\$ 82.40
Sign Permit	65 OAK CREEK Dr.	Kristy Smith (Electrical Signs)	07/06/2022 at 7:56 AM	\$ 1,000.00		\$ 82.40
Sign Permit	340 E Highway 175	Hussain Contractor (General Contractor)	07/08/2022 at 1:02 PM	\$ 4,200.00		\$ 185.40
Sign Permit	340 E Highway 175	Hussain Contractor (Sign Contractor)	07/22/2022 at 8:28 AM	\$ 6,500.00		\$ 265.40
Solar Panel Permit	1435 Nottingham Dr.	Tyler Germany (Electrical Contractor)	07/05/2022 at 2:33 PM	\$ 5,000.00		\$ 530.00
Solar Panel Permit	1703 Oxford Dr.	Peter Koski (Electrical Contractor)	07/15/2022 at 3:30 PM	\$ 17,608.80		\$ 545.90
Solar Panel Permit	403 N Dallas St.	Tim Tyler (General Contractor)	07/21/2022 at 11:56 AM	\$ 63,508.00		\$ 539.90
Solar Panel Permit	1745 Nottingham Dr.	Bryson Solomon (Electrical Contractor)	07/11/2022 at 9:21 AM	\$ 35,000.00		\$ 545.90
Swimming Pool / Spa	4893 Lions Den Trl.	Raul Martinez (General Contractor)	07/06/2022 at 3:03 PM	\$ 2,200.00		\$ 82.40
				\$3,142,822.20	52,204.00	\$45,781.87

SEPTEMBER 2022

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

OCTOBER 2022

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

NOVEMBER 2022

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

DECEMBER 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3 Christmas on the Square
4	5	6 Planning & Zoning Meeting	7	8	9	10
11	12	13 KEDC	14	15 Parks & Rec Meeting	16	17
18	19 Regular City Council Meeting	20 KKBB	21	22	23 City Hall Closed- Christmas	24
25	26 City Hall Closed- Christmas	28	29	30	31	