

**MINUTES OF THE  
CITY OF KAUFMAN  
CITY COUNCIL WORK SESSION  
AND SPECIAL CITY COUNCIL MEETING  
MONDAY, MARCH 10, 2008 — 6:00 P.M.  
CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS**

<b>MAYOR</b>	<b>WILLIAM FORTNER</b>
<b>MAYOR PRO-TEM</b>	<b>GIL ALTOM JR.</b>
<b>COUNCILMEMBER</b>	<b>KENNY CAMPBELL</b>
<b>COUNCILMEMBER</b>	<b>JEFF COUNCIL</b>
<b>COUNCILMEMBER</b>	<b>CARLA CROUCH</b>
<b>COUNCILMEMBER</b>	<b>CHARLES GILLENWATER</b>
<b>COUNCILMEMBER</b>	<b>BARRY RATCLIFFE</b>

**CALL MEETING TO ORDER:** Mayor Fortner called the Meeting to order at 6:04 p.m. Councilmembers present were Mayor Fortner, Mayor Pro-Tem Altom, Councilmember Campbell, Councilmember Council, Councilmember Crouch, Councilmember Ratcliffe. Mayor Fortner declared a quorum present. Councilmember Gillenwater arrived at 6:26 p.m. Also present were City Manager Curtis Snow, ACM/City Secretary Jo Ann Talbot, Director of Public Works Richard Underwood and Administration Assistant Leslie Malone.

**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.

1. Receive a report, hold a discussion, and give Staff direction regarding the Central Business District (CBD) Downtown Square.

Mayor Fortner reported this meeting was to discuss improvements to the Central Business District (CBD) Downtown Square. Mayor Fortner said that to some extent the city hasn't done its part to keep the square fixed up. Mayor Fortner asked for the business owner to speak and express their concerns or make suggestions to improve the downtown area.

Janice Murrell, who owns and operates the furniture store on the square said that the city has been talking about what to do around the square to keep it up. She said that since 1945 the city has spent zero dollars on the square. The sidewalks are crumbling, the curbs are crumbling and the buildings on the square are falling down. This is a problem that has been neglected for 50 years, and we believe it is time the city gives back to us. It's time for the city to step up and spend the money and not be looking at downtown businesses to pay for it.

Sam Lalumia, who recently renovated Scott's Pharmacy, commented that we have a gem of a square here in Kaufman, and we shouldn't take it lightly. He wants to put outside lights up and around his newly renovated building and for the city to come up with a plan for lights around the square.

Johnny Countryman, employee of Kaufman County reported that the Commissioners have hired an architect to look at the exterior of the County Annex for remodeling.

Administrative Assistant Leslie Malone gave a report on a Main Street Program. She reported that this is one of the most successful downtown revitalization programs in the nation. The Main Street Program includes ongoing comprehensive training for Main Street managers and board members, training for communities in successful economic development approaches, a three-day on site evaluation and full report with recommendations, design assistance, consultation with downtown merchants about visual merchandising and window display, advice on heritage tourism programs and marketing. The City would have to commit to hire a consultant for a three year period to start a Main Street Program and the private business owners would have to be willing to commit to support the program.

Janice Murrell, business owner of the furniture store said that she was not interested in the Main Street Program because it relies heavily on private funds and not public funds.

City Manager Curtis Snow commented that if there is a lack of support this could reduce the benefits and the potential of the program. You need the support of the private businesses to do the Main Street Program or it won't work out.

City Manager Curtis Snow commented that one property owner said we need to start small. He said that we do not need to get caught up in the costs of a large scale project and nothing happens. We need to look past that and focus on what can be done. He suggested that the City start on the sidewalks first.

Mayor Pro-Tem Altom said he believed that good faith on the City's part may spark business owners to jump on board with more grand scale plans in the future. He said if we fix the sidewalks, it may start something and the businesses will jump on the board with other efforts.

City Manager Curtis Snow suggested that a Joint Meeting be held with the County Commissioners regarding future of the County Courthouse, interest in parking and crosswalks.

Other items discussed at the Work Session were: a report on the cost for new and or repaired curbs and sidewalks on the square, cost of period lighting, cost of replacing utilities in the streets, parking issues, and capital improvements for downtown from the Comprehensive Plan. Some of the items that have been improved downtown are: street banners, benches and potted plants around the square for landscaping. Future items for downtown could be: signage with arrows for downtown, more events downtown, Christmas lights, murals on buildings that would add color and character to downtown.

Director of Kaufman Economic Development Corporation Lee Ayres informed the Council how economic development funds could be spent on 4B projects if approved by the votes, such as, entertainment, indoor hand court; etc.

City Manager Curtis Snow commented that the next step would be to come up with a concept plan for the downtown area, whether it is through a Main Street Program or just hiring a professional.

The City Council instructed the City Manager to research the city's options and make a report at a future meeting.

## **ADJOURNMENT.**

The City Council adjourned the Work Session at 7:47 p.m.

**CITY OF KAUFMAN  
SPECIAL CITY COUNCIL MEETING  
MONDAY, MARCH 10, 2008**

<b>MAYOR</b>	<b>WILLIAM FORTNER</b>
<b>MAYOR PRO-TEM</b>	<b>GIL ALTOM JR.</b>
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<b>COUNCILMEMBER</b>	<b>BARRY RATCLIFFE</b>

**CALL MEETING TO ORDER:** Mayor Fortner called the meeting to order at 7:48 p.m. All Councilmembers were present. Also present were City Manager Curtis Snow, ACM/City Secretary Jo Ann Talbot, Director of Public Works Richard Underwood and Administration Assistant Leslie Malone.

**CITIZENS COMMENTS (5 MINUTES)** Citizens may address the City Council on any subject but must first complete a Request to Speak Form. Comments are limited to five (5) minutes, but no more than five (5) minutes per individual, and are not transferable. Citizens comments not to exceed a total of 15 minutes.

No Citizens comments were made.

1. Consider second reading and adoption of Ordinance O-05-08 of the City of Kaufman, Texas, designating the fourth Monday of each month as the regular meeting night of the Kaufman City Council; providing for a repealer; providing for severability; and establishing an effective date.

Councilmember Council moved and seconded by Councilmember Ratcliffe to adopt Ordinance O-05-08 of the City of Kaufman, Texas, designating the fourth Monday of each month as the regular meeting night of the Kaufman City Council; providing for a repealer; providing for severability; and establishing an effective date. Mayor Fortner called for a vote with all voting AYE, the motion carried.

2. Consider first reading and approval of Ordinance O-06-08 of the City Council of the City of Kaufman, Texas ordering a Special Election to be held on May 10, 2008 for the purpose of allowing the use of existing Economic Development Corporation tax money to aid Kaufman County in

the construction of a permanent replica of the Vietnam Memorial Wall in Kaufman as allowed pursuant to Texas Revised Civil Statutes Article; providing for the publication and posting notice; providing for early voting; providing for the appointment of judges; and providing an effective date.

Mr. Lee Ayres, Director of Kaufman Economic Development Corporation asked the Council to call a special election asking the voters to approve funds for a 4B project, which legally allows the Economic Development Corporation to use funds. The Kaufman Economic Development Corporation is a 4A corporation, meaning its funding generated from revenue off a ½ cent sales tax approved by voters in 1989 is essentially limited in use to economic development projects. However, changes in state laws in 1997, allowed cities to use the EDC funds for 4B projects, or ones that “contribute to the overall quality of life in a community” if voters approve in an election.

Mr. Ayres reported that if voters approve the use of funds, the Kaufman EDC board is recommending allocating \$100,000.000 for the project. The project is for constructing a replica Vietnam Memorial Wall to be placed on County property by the Veterans Memorial Park. The wall cost \$250,000.00 and the park project could cost up to nearly \$1 million in cash and in-kind donations. He reported that the Vietnam Memorial Wall could draw 250,000 new visitors per year in Texas and more than \$40 million in annual economic impact.

Johnny Countryman, Chairman of the Project reported the project will also need to provide the infrastructure, such as, walkways, lighting, landscaping and irrigation, construction of a gift shop, visitor’s center, a parking lot, a stage and restrooms. He reported that this project should put us on the map regionally and perhaps nationally. This could become a tourist destination for hundreds of thousands of out of state visitors.

Mayor Pro-Tem Altom moved and seconded by Councilmember Campbell to approve first reading of Ordinance O-06-08 of the City Council of the City of Kaufman, Texas ordering a Special Election to be held on May 10, 2008 for the purpose of allowing the use of existing Economic Development Corporation tax money to aid Kaufman County in the construction of a permanent replica of the Vietnam Memorial Wall in Kaufman as allowed pursuant to Texas Revised Civil Statutes Article; providing for the publication and posting notice; providing for early voting; providing for the appointment of judges; and providing an effective date. Mayor Fortner called for a vote with all voting AYE, the motion carried.

#### **ANNOUNCEMENTS FROM CITY MANAGER.**

City Manager Curtis Snow informed the Council that the next Work Session

would be April 14<sup>th</sup> to discuss the Kaufman Culture Center and parking on unapproved surfaces.

**REQUEST/COMMENTS FROM MEMBERS OF CITY COUNCIL.**

Councilmember Council requested a copy of the progress report on the vacant building on the square on the corner of Mulberry and South Washington.

Mayor Fortner asked for a maintenance plan for the landscaping on Highway 175 and South Washington.

Mayor Fortner asked the City Manager to arrange a meeting with the County Judge to discuss the Washington Street and Central Business District Tax Abatement Policy.

**ADJOURNMENT.**

There being no further business the meeting was adjourned at 8:10 p.m.

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**WILLIAM FORTNER  
MAYOR**

**ATTEST:**

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**JO ANN TALBOT  
CITY SECRETARY**