

**MINUTES OF THE
CITY OF KAUFMAN
SPECIAL CALLED MEETING
AND
CITY COUNCIL WORK SESSION
MONDAY, MARCH 8, 2010 — 6:00 P.M.
KAUFMAN CITY HALL
209 S. Washington Street
Kaufman, Texas 75142**

CITY COUNCILMEMBERS

MAYOR	WILLIAM FORTNER
MAYOR PRO-TEM	BARRY RATCLIFFE
COUNCILMEMBER	GIL ALTOM JR.
COUNCILMEMBER	JEFF COUNCIL
COUNCILMEMBER	CHARLES GILLENWATER
COUNCILMEMBER	KENNETH MUNDEN
COUNCILMEMBER	LOUIS TIJERINA

SPECIAL CALLED MEETING

CALL MEETING TO ORDER: Mayor Fortner called the Meeting to order at 6:04 p.m. Councilmembers present were William Fortner, Barry Ratcliffe, Gil Altom, Jeff Council, Charles Gillenwater, Louis Tijerina and Kenneth Munden. Mayor Fortner declared a quorum present. Also present were City Manager Curtis Snow, ACM/City Secretary Jo Ann Talbot, Director of Public Works Richard Underwood, Administrative Assistant Leslie Malone and Executive Director Lee Ayres of the Kaufman Economic Development Corporation.

1. Consider the expenditure for the Kaufman Economic Development Corporation to purchase 42.68 acres, part of the D. Falcon Survey, Abstract No. 151, Kaufman, Kaufman County, Texas and being a part of a 109.066 Acre Tract of Land located East of Highway 175 adjacent to the Kaufman County Sheriffs Department.

City Manager Curtis Snow informed the Council that Executive Director Lee Ayres of the Kaufman Economic Development Corporation would present this agenda item.

Executive Director Lee Ayres of the Kaufman Economic Development Corporation informed the Council that the land will be offered for sale to manufacturing, distribution and retail prospects that require larger tracts of land (20 to 40 acres) than what we can offer in the Millennium Business

Park. The largest lot we can offer in the existing park is 9.24 acres. We can combine lots with another to get a 15 acre lot, but it would be an irregular shape.

The Kaufman Economic Development Corporation has approximately \$900,000 in reserves. \$300,000 of that has been designated for a future road to connect Hwy. 34 (S. Washington) at Chicken Express to County Road 151 (Old Kemp Hwy.) beside Abox. The funds for the proposed purchase of new land will come from reserves. This will leave the EDC with more than \$300,000 in reserves to use as incentives when the next good project comes along.

The purchase should allow Kaufman to respond to 10 to 15 requests for proposals each year (from prospects) that we currently cannot respond to.

The Kaufman Economic Development Corporation's broad goals are to 1) Attract new manufacturing and distribution firms and the primary jobs that come with them to Kaufman; 2) Assist existing industries with building, equipment and job expansions; 3) Attract new retail, office and medical related jobs and construction to Kaufman; 4) Increase local option sales tax receipts to the city of Kaufman; 5) Expand the tax base through retail, commercial and industry growth.

For 2010 the KEDC Board of Directors prioritized seven areas of economic activity to concentrate on. The top seven priorities in order of importance are:

1. Attracting a big box retail entity to Kaufman
2. Attracting new health care related facilities and health care jobs to Kaufman
3. Attracting new moderate sized, national type retail chains to the area
4. Attracting light manufacturing firms and primary jobs to Kaufman
5. Central business district development
6. Attracting more high tech jobs to the Kaufman area
7. Expanding higher education jobs and investment in Kaufman

One other goal is to obtain the adjacent property of approximately 66 acres from Gardner Investment Partnership.

There are no current plans or improvements for the property at this time or the near future. Water and sewer are available and the property has adequate road frontage. The cost per acres is approximately \$6,800.00.

After further discussion, Councilmember Council moved and seconded by Councilmember Tijerina to approve the expenditure for the Kaufman

Economic Development Corporation to purchase 42.68 acres, part of the D. Falcon Survey, Abstract No. 151, Kaufman, Kaufman County, Texas and being a part of a 109.066 Acre Tract of Land located East of Highway 175 adjacent to the Kaufman County Sheriffs Department. Mayor Fortner called for a vote with all voting AYE, the motion carries.

ANNOUNCEMENTS FROM CITY MANAGER.

No announcements were made from the City Manager at this time.

ADJOURNMENT.

The Special City Council meeting was adjourned at 6:30 p.m.

CITY COUNCIL WORK SESSION

CALL MEETING TO ORDER: Mayor Fortner called the Meeting to order at 6:34 p.m. Mayor Fortner announced that all City Council members were present and declared a quorum. Also present were City Manager Curtis Snow, ACM/City Secretary Jo Ann Talbot, Director of Public Works Richard Underwood, and Administrative 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 Neighborhood Enhancement Action Team (NEAT) Program.

City Manager Curtis Snow informed the Council that the Director of Development Services Marcy Ratcliff was out ill. She was going to make the presentation on the Neighborhood Enhancement Action Team (NEAT) program, but with her out ill the City Manager made the presentation.

City Manager Curtis Snow reported that there would be a Policy Statement at the next regular City Council meeting for the Council to consider and endorse the NEAT Program.

A meeting will be held April 8th at a local school to meet with this particular neighborhood and on April 24th will be a scheduled workday for the neighborhood. He also mentioned that the Police Department would be introducing the Neighborhood Crime Watch Program.

City Manager Curtis Snow presented a Power Point Presentation explaining the NEAT Program.

The NEAT Program will enhance vitality and integrity of the neighborhoods; City to partner with residents and volunteers to positively affect the community; identify and address community needs and opportunities; support each other's efforts to create and maintain a better Kaufman. NEAT strategy is to target a neighborhood; assess known or visible issues; organize resources; meet the neighborhood; assess the neighborhood's issues; establish neighborhood workday(s); re-assess work; wrap up and target another neighborhood. Expectations of NEAT – make a difference in someone's life; make a physical impact on a property; make a difference in a neighborhood; inspire community spirit; provide pride in achievements and build new friendships.

Mr. Snow reported there have been 14 neighborhoods identified in Kaufman. City Staff will move to each of the identified areas until complete. The City will be seeking volunteers from organizations, churches, and businesses. They can help by providing general or specialized skills; have an interest in improving neighborhoods; commitment of time and resources; dependability on doing the task correctly; and availability of scheduling the projects with staff. Some of the minor work that needs to be done: correct or make new house address numbers; clean flower beds, trim or remove hedges, brush and trees; collect and remove trash from yards; paint trim on doors and window frame. There will be work that will require some assistance like: help correct drainage or standing water; fence repair, clean and repair

gutters; power wash houses or accessory buildings; cleaning sidewalks; repair and replace glass or screens; assist residents with disability or seniors. There will be work that will be more in depth like: painting a house or accessory buildings; repair or replace roofing, siding, replace rotting boards and skirting and repair carports; removing existing accessory buildings; detached garages and carports that are dilapidated. There will be specialized work needed that may include: Utility Companies to remove trees from the power lines; plumbers to work on plumbing issues; and removing dangerous structures that are deteriorated. The City will be in the neighborhood checking and working for compliance issues with the residents; cleaning culverts and repairing drainage where necessary; fixing and repairing water meter and boxes where necessary.

The City has held one Agency meeting and will hold another one at the end of March to get the organizations involved. The City Council suggested volunteers to help may include the Boy Scouts, Men's Methodist Group, Kaufman Hospital, Trinity Valley Electric Corporation, Beck Construction, and Oncor.

Mayor Fortner asked that Staff send an invitation to them when the next meeting would be held and other meetings.

The City Council supported this project.

2. Receive a report, hold a discussion, and give Staff direction regarding Rental Inspection Program.

This item was not discussed. It was postponed to a later meeting.

ANNOUNCEMENTS FROM CITY MANAGER.

City Manager Curtis Snow reported that the Chamber Director Ann Glasscock, KEDC Director Lee Ayres, Assistant City Manager Jo Ann Talbot and him were going to meet to put an agenda together for Kaufman County Day for Monday, March 22nd. He also reported that the Mayor, City Manager, Assistant City Manager were meeting with TX Dot representatives on Tuesday, March 23rd in Austin.

Councilmember Council inquired about signs in the school zones for no use of cell phones. City Manager reported that we have learned TX Dot will place signs up on roads that are maintained by them. City Manager is contacting the Superintendent to see if they will do a cost share on the remainder of the signs.

Director of Public Works Richard Underwood gave the Council an updated report on the brush in town from the snow storm. IESI has been in town on Sundays

and Wednesdays to help pick up the extra brush. The City crews have also been picking up brush during the workweek.

Mayor Fortner reported how nice East Mulberry Street looks after completion of the roadway and sidewalk improvements.

Councilmember Council reported potholes located at Dallas Street and 6th Street.

Also mentioned was that the raw land at TX Dot property in front of McDonald's and Denny's is always messed up from vehicles rutting up the property. City Manager reported that KKBB is going to work on the property by McDonald's.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:17 p.m.

**WILLIAM FORTNER
MAYOR**

ATTEST:

**JO ANN TALBOT
CITY SECRETARY**