

**MINUTES OF THE
SPECIAL CITY COUNCIL MEETING
MONDAY, MAY 10, 2010 — 6:00 P.M.
KAUFMAN CITY HALL
209 S. WASHINGTON
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

CALL MEETING TO ORDER: Mayor Fortner called the Meeting to order at 6:05 p.m. Councilmember's present were Mayor Fortner, Mayor Pro-Tem Ratcliffe, Councilmember Altom, Councilmember Gillenwater, Councilmember Munden and Councilmember Tijerina. Councilmember Council was absent. Mayor Fortner declared a quorum present. Also present were City Manager Curtis Snow, ACM/City Secretary Jo Ann Talbot, Chief of Police Michael Holder, and Director of Finance Cathy Cummins.

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. Citizen's comments not to exceed a total of 15 minutes.

No comments were made by citizens.

DISCUSSION/ACTION ITEMS

1. Consider Resolution R-10-10 authorizing the intent for City of Kaufman to participate with Kaufman County and Regional Transportation Council (RTC) in the Pass Through Financing Program for State Highway 34.

City Manager Curtis Snow informed the Council that for some years the City of Kaufman has been working toward TxDOT improving the capacity of S. H. 34 by bringing it up to today's thoroughfare standards and locating it off of the City's downtown square. This effort started being discussed by the City and the County as far back as the late 1950's.

Since then, there have been spurts of progress, but the actual project has not been designed nor put on the State's schedule for construction. Today, TxDOT could not give a date as to when S. H. 34 realignment will be constructed. In over fifty years of asking for this project, there has been little progress in moving it forward. The closest the community came to see action is when Congressman

Ralph Hall set aside money toward the project's construction. But it was not enough to get action. Less than \$600,000.

Last year, the City Council entered into a contract with Raba Kister, an engineering firm, to work closely with TxDOT in working out a construction schedule for the realignment. This was a partnership with the City and Kaufman Economic Development Corporation (KEDC) to work toward a construction schedule and evaluate the merits of participating in a Pass Through Toll project with the State. It was the City's hope that TxDOT would commit to a construction date and stay with it. If that date were ten or fifteen years in the future, our goals would be met because we would know when the project would be built.

The Pass Through Toll was not a likely possibility because first, funds were drying up for the program and second, the capital carrying charges would be astronomical for the City. KEDC agreed to pay for the initial scheduling goal and a preliminary analysis of the Pass Through Program.

Coincidentally, soon after hiring Raba Kister, the Regional Transportation Council (RTC) informed all entities in Kaufman County that there would be \$21 million available for highway construction dollars in Kaufman County. This money became available to Kaufman County in an indirect way from the Federal stimulus program.

Now, the mission changed somewhat. Instead of just getting our S.H 34 scheduled, conversations began in earnest about how much of S.H. 34 could be built with the new found funds used to leverage more of the realignment project.

With most of the hardest work behind us, the City has finally reached a point of adopting a strategy to have parts of S. H. 34 built in the next four years. We have received an agreement from the RTC to offer Kaufman \$9.6 million. We are asking TxDOT to cover \$16 million in construction costs, and a combination of the County and TxDOT to help us cover another \$4.5 million in financing costs. In return, the City will have to fund approximately \$160,000 a year for 17 years and KEDC fund another \$100,000 for the same period. These funds will be used to construct the overpass and the four lanes from S. H.175 north to S. H. 243.

Tally Sheet	
Project Cost	
Engineering	1,000,000
ROW/Utilities	2,950,000
Project Management	720,000
Construction	22,689,559
Total Cost	<u>27,359,559</u>
Less:	
Earmark	(596,100)
RTC	<u>(9,748,459)</u>
Financial Need	<u>17,015,000</u>
Less:	
Engineering	(1,000,000)
ROW/Utilities	(2,950,000)
Project Management	(720,000)
	12,345,000
Plus: RTC	<u>9,748,459</u>
Eligible Con Cost	<u>22,093,459</u>
P-T %	<u>95%</u>
Pass Through	<u><u>20,988,786</u></u>

If all goes well with the application process, which will be submitted tomorrow, and we will know by late summer if approved, this project should be finished in four years. This will redefine the function of downtown and open up whole new markets for development with the realignment. This project will increase the value of 175 frontage property, open up for development the old railroad bed from 175 up to 243. The overpass and newly created intersection of 175 and 34 offers new opportunities for future big boxes and large retailers.

After an extended discussion, Councilmember Altom moved and seconded by Councilmember Munden to approve Resolution R-10-10 authorizing the intent for City of Kaufman to participate with Kaufman County and Regional Transportation Council (RTC) in the Pass Through Financing Program for State Highway 34. Mayor Fortner called for a vote with all voting AYE, the motion carried. Councilmember Council was absent.

2. Consider approval of an emergency expenditure for repair of a collapsed sewer line located behind Cates Steel Products, 1100 East Mulberry Street.

City Manager Curtis Snow informed the Council that the City does not have the proper equipment or Staffing to make a repair of this magnitude on the collapsed sewer line. Staff acquired 2 cost estimates for these repairs. Lariat Construction estimated at \$12,400 and 7-H Construction estimated at just under \$10,000. 7-H construction is currently providing the line and manhole replacements for the Rand Road Alley sewer project. However, the ending cost will be based on exactly how much pipe has to be replaced to complete the repairs. Also, the pump and discharge hose is a rental and could cost as much as \$4,000 when the repairs are complete. Therefore, Staff will be requesting a budget amendment from Council at a later date once the construction is complete and an actual total cost can be determined.

Staff recommends that Council approve 7-H Construction to make the necessary sewer line and manhole repairs for an estimated cost of just under \$10,000.

After discussion, Mayor Pro-Tem Ratcliffe moved and seconded by Councilmember Gillenwater to approve an emergency expenditure for repair of a collapsed sewer line located behind Cates Steel Products, 1100 East Mulberry Street. Mayor Fortner called for a vote with all voting AYE, the motion carried. Councilmember Council was absent.

City Manager Curtis Snow informed the Council that a Budget amendment would be forth coming after all costs were obtained.

ANNOUNCEMENTS FROM CITY MANAGER.

Discussion was held to reschedule the Strategic Planning Retreat. One option was to change the date to May 21st and May 22nd. Staff would get back with the Council on this date.

ADJOURNMENT.

There being no further business, the meeting adjourned at 7:09 p.m.

**WILLIAM FORTNER
MAYOR**

ATTEST:

**JO ANN TALBOT
CITY SECRETARY**