

**MINUTES OF THE
JOINT
CITY COUNCIL AND KAUFMAN ECONOMIC DEVELOPMENT BOARD
MEETING**

**MONDAY, AUGUST 9, 2010 — 6:00 P.M.
KAUFMAN CITY HALL
209 SOUTH WASHINGTON STREET, KAUFMAN, TEXAS**

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

KAUFMAN ECONOMIC DEVELOPMENT BOARD

PRESIDENT	ROY FERRELL
MEMBER	CAROLE AGA
SECRETARY/TREASURER	JEFF JORDAN
MEMBER	CHARLES GILLENWATER
MEMBER	BARRY RATCLIFFE

CALL MEETING TO ORDER:

Mayor Fortner called the meeting to order on behalf of the City Council at 6:05 p.m. All Councilmember's were present. Mayor Fortner declared a quorum present.

KEDC President Ferrell called the meeting to order on behalf of the Economic Development Board at 6:06 p.m. All Board members were present. President Ferrell declared a quorum present.

1. Consider and discuss the Kaufman Economic Development Plan for Fiscal Year 2011.

There were numerous citizens in the audience attending the City Council and KEDC meeting. Several persons wished to speak before the City Council and KEDC Board.

Ms. Sabrina Barnet, business owner, 506 S. Washington, Kaufman, Texas spoke stating they were a new business in town and the City makes it

hard to come into town to start a business. She said that it would be nice if KEDC could provide funds to improve sidewalks in front of businesses and to support the local businesses. We don't have heavy manufacturing in our city like Forney or Terrell, but it would be nice if we could support them to come to Kaufman. She said that we should consider helping the local businesses in town.

Sam Lalumia, business owner Wings Over Kaufman, 905 E. Mulberry and Maples Hall on the square, Kaufman, Texas, reported that we have a good town and we have a good hospital. He read a statement about meeting a man named Robert Johnson. They spoke of the Main Street Program. He reported that if the city couldn't support the program that the City should make the KEDC Director be the Main Street Chairman and make him work the program. He said there were 122 cities that are 4 A EDC's, 314 cities are 4B, and 400 cities are 4A & 4b. He could find out why Kaufman did not participate in the Main Street Program. He said we could get grants. He did not know why Kaufman did not have a grant. Mr. Lalumia has asked for money from the city and did not receive one penny. The downtown light poles are half way painted up the pole. They look horrible. The streets are crumbling. He reported that there have been no results from switching from a 4A to a 4B. He commented that the KEDC needs to support the local people. Don't support a Wal-Mart coming to town. Trust in the citizens in this town.

Paul DiBazi, Manager of Brookshire's Store, Kaufman, Texas reported that a Wal-Mart will shut down smaller businesses in town. He gave examples of smaller towns that brought in a Wal-Mart. The streets and infrastructure need to be in place before a big box. You have to have the population, roof tops in place before a big box comes to Kaufman. We have five (5) Wal-Mart's within 10 to 20 miles from Kaufman.

City Manager Curtis Snow reported that the City has offered Main Street Program to the downtown property owners, but there was no interest from them to participate. There is a commitment from the downtown property owners.

Director of KEDC Lee Ayres reported that this Joint meeting is to achieve a consensus from both boards on a list of economic development priorities. There has been an economic development work plan in existence for some years. The initial plan has been updated each year with little modification.

The KEDC Director and the City Manager would like both policy bodies to take a fresh look at economic development and give staff more concise direction on where we should focus our resources in 2010 and beyond. Should we really be trying to build a core technology sector in our

economy or focus on business retention? Those are the kinds of questions we would like to discuss at this meeting.

Director of KEDC Lee Ayres gave the Boards an overview of the KEDC Business Plan, statistics of past sales tax, employment, information on the schools, state, county and city, and health industry. He reported on the heavy manufacturing of the Falcon Steel expansion and employment rate as well as, Numo, Abox, Tabco. He reported that recently two lots have sold in the Millennium Business Park, one for the Kaufman Appraisal District and one for a new medical facility. He named off several new businesses that have opened in Kaufman, being the Yellow Rose Restaurant, Jackson Street BBQ, O'Rilleys will be breaking ground soon and the Sonic will be building next to Brookshire's in the near future. A lot has sold next to Denny's for a new bank. Sears Order store is interested coming to Kaufman. Mr. Ayres has talked to Whataburger to be placed on Washington Street. The Hospital has reported of a revenue drop, but that is related to the economy. Trinity Valley Community College Nursing School is considering expanding in the future. A new Senior Housing Facility is being considered to be built in the near future.

City Manager Curtis Snow informed the Boards that a list of potential objectives for 2011 and beyond was given out for the Boards consideration. There were sixteen (16) items for them to consider and rank them by priority. For the Boards help in this meeting, a draft of the 2010-2011 Business Plan was provided. In addition, the potential objectives for the Boards to consider are as follows:

Mr. Ayres went over each objective with the Boards as listed below and then asked the Boards to rank them of importance to them.

(The items are ranked by number of votes for each objective)

☞ Attracting Light Manufacturing/Distribution	2
☞ Attracting a Big Box Retailer	7
☞ Attracting Smaller National Retailer	6
☞ Attracting Mom and Pop Service and Retail	5
☞ Attracting Infrastructure	9
☞ Attracting High Technology Firms	1
☞ Attracting more Health Care Related Entities	9
☞ Expanding Higher Education	0
☞ Improving the Central Business District	10
☞ Retiree Attraction	4
☞ Attracting Data Centers	0
☞ Attracting Research and Development Type Firms	0
☞ Building a Speculative Manufacturing Building	0
☞ Building a Business Incubator/office Building	0
☞ Funding Hwy. 34	9
☞ Purchasing more land for future community needs	1

City Manager Curtis Snow informed the Council and KEDC Board that if the City was to change from a 4A to a 4B, then it would have to go out for election. The 4B would allow using ED funds for projects such as improvements for the sports complex; fund a convention center, etc.

There are certain guidelines and ways to use 4A funds for special projects as allowed by law. Some require the use of the funds without an election and some by Board approval.

A great deal of discussion was held to continue 4A EDC as well as changing to a 4B EDC. Discussion was held to purchase land for future community needs or to hold the funds in reserve. Discussion was held whether to improve infrastructure in the city and/or to improve the downtown area.

At the end of the meeting the City Council recommended for the KEDC Board to come up with a strategic plan and make recommendation to the City Council to either stay 4A or go out for an election to become a 4B ED Charter.

Mayor Fortner thanked the Citizens for attending the meeting.

ADJOURNMENT BY THE ECONOMIC DEVELOPMENT BOARD.

Board member Aga moved to adjourn the meeting at 8:02 p.m. Board member Gillenwater seconded the motion. President Roy Ferrell called for a vote with all voting AYE, the motion carried.

ADJOURNMENT BY THE CITY COUNCIL.

Mayor Fortner declared the meeting adjourned at 8:02 pm. All approved.

**WILLIAM FORTNER
MAYOR**

ATTEST:

**JO ANN TALBOT
CITY SECRETARY**

**ROY FERRELL
PRESIDENT KEDC**

ATTEST:

**JO ANN TALBOT
SECRETARY**

