

**MINUTES OF THE  
KAUFMAN CITY COUNCIL STRATEGIC PLANNING SESSION  
FRIDAY, JUNE 3, 2011 — 1:30 P.M.  
CEDAR CREEK COUNTRY CLUB  
18392 COUNTRY CLUB DRIVE  
KEMP, TEXAS 75143**

**CITY COUNCILMEMBERS**

|                      |                            |
|----------------------|----------------------------|
| <b>MAYOR</b>         | <b>WILLIAM FORTNER</b>     |
| <b>MAYOR PRO-TEM</b> | <b>JEFF COUNCIL</b>        |
| <b>COUNCILMEMBER</b> | <b>CHARLES GILLENWATER</b> |
| <b>COUNCILMEMBER</b> | <b>KENNETH MUNDEN</b>      |
| <b>COUNCILMEMBER</b> | <b>TONY RADER</b>          |
| <b>COUNCILMEMBER</b> | <b>BARRY RATCLIFFE</b>     |
| <b>COUNCILMEMBER</b> | <b>LOUIS TIJERINA</b>      |

**CALL MEETING TO ORDER:** Mayor Pro-Tem Council called the meeting to order at 1:46 p.m. Councilmembers present were Jeff Council, Barry Ratcliffe, Kenneth Munden, Tony Rader and Louis Tijerina. Mayor Pro-Tem Council declared a quorum present. Also present were City Manager Curtis Snow and ACM/City Secretary Jo Ann Talbot. Mayor Fortner arrived at 2:23 p.m. and Councilmember Gillenwater arrived at 2:41 p.m.

1. The Kaufman City Council will hold a Strategic Planning Work Session for the City of Kaufman.

City Manager Curtis Snow gave the Council of an overview of the Retreat Agenda starting with the City's Budget giving the Council detailed information on the current revenues and expenses. He also informed the Council of the existing problems at the wastewater treatment plant and the associated cost that the City may experience in the near future.

Mr. Snow went through last years expectations and the following was discussed:

The cost of the expansion of the Sports Complex parking lot.  
Houston Street overlay project.

Tax Abatement for Mulberry Street and Ed Hall Drive. This project has not been advanced yet.

An updated report on Washington Street Corridor was presented to the Council by the Planning Director last fall.

An updated report on NEAT was present this year and two NEAT programs have been held, one in October and one in March of this year.

Renaming Fair Street is completed.

Dispatching services through the Sheriffs Department was declined from

the Sheriffs Department.

Customer Service Training has not been scheduled yet.

Field Training and purchase safety equipment: The new Utility Superintendent has introduced new values on safety procedures. The City has purchased a new and lighter trench box. Progress is being made.

Downtown Main Street Project has been put on hold due to the States cutbacks and not sure if the State is supporting Main Street Program.

The Park Plan and Annexation Plan will be held this month.

Park Plan is on the Planning and Zoning Commission's agenda.

The Park and Recreation Board want a joint meeting with the City Council before setting priorities.

City Manager went over the Capital Outlay and Special Expenditures for Fiscal Year 2011.

Items mentioned by the Mayor and City Council during discussion were:

Interested hiring a full time Recreation Coordinator to hold events at the Sports Complex, or a summer time attendant.

Poison weeds in the sidewalks around the square.

Break at 2:43 p.m.

Returned from break at 3:00 p.m.

City Manager Curtis Snow discussed the Highway 34 By-Pass at length with the Council. He informed the Council that this project was considered in two phases. The north side of Highway 175 East to Highway 34 and Highway 243 is phase one. The second phase is the south side of Highway 175, from Highway 34 South through Highway 1388 to Highway 175 East.

The north side is being financed through the City, Kaufman Economic Development (KEDC) and Texas Department of Transportation funds from Regional Toll Revenue (RTR). The total project is estimated at \$26.6 million. The County will be purchasing the Right-of-way for the City (approximately 2.9 million). The estimated City's funding is \$2.9 million, KEDC will split half the cost at \$100,000 per year for 17 years and the remainder will be with Texas Department of Transportation funded through the RTR funds.

The City has 60 days to commit the south end By-Pass from Highway 175 to Highway 34 South with a Pass-Through Toll Financing Project from Texas Department of Transportation. The project cost is estimated at \$20.2 million. It is a 2.6 mile project. By utilizing the Pass-Through Toll Financing from TxDot, it is estimated that \$13.5 million will be paid through

the Pass-Through Toll revenue. The Pass-Through Toll financing is proposed to reimburse the City's debt by annual reimbursement vehicle miles multiplied by the proposed reimbursement rate. Annual vehicle miles are equal to the estimated annual traffic multiplied by project miles.

City Manager Curtis Snow asked the Council to decide how to finance the project, either through a Bond Election or General Obligations. After discussion, the Council felt the best way to go was to issue General Obligations.

City Manger Curtis Snow gave an overview of cost to develop a proposed connector street, proposed streets, water and sewer to a big box development.

Council commented that new development would be on the horizon if a big box was built in Kaufman.

Break at 3:28 p.m.  
Returned from break at 3:41 p.m.

After Break, the Council discussed Goals.

### DOWNTOWN

A Trades Day was mentioned. Mr. Gary Miller has proposed an offer a Trades Day downtown and give half the profits to the City. All the Council was for the Trades Day.

Mixed Uses of downtown living and business was discussed. The City has two locations already. The City does not have an ordinance for water sewer on a mixed use district. This will need to be considered in the near future.

Downtown will change when Highway 34 By-Pass comes through.

The Council discussed lighting for downtown for businesses that make improvements to retail buildings. Council supports lighting. Also support wrapping the trees for lighting on the County Courthouse Square. Council suggested the City pay for poles for the lighting around the square with a good agreement with the retail merchants. Consider budgeting \$25,000 for incentives downtown.

Improve sidewalk in front of the Heritage Park area.

The lack of foot paths around town was mentioned.

Mayor Fortner suggested in the future moving City Hall downtown. Several buildings were discussed for City Hall.

Councilmember Ratcliffe suggested develop shops and cafes downtown for day and night time.

The Wellness Center/Senior Center/Chamber/KEDC/Recreation Center was mentioned. This project will still remain on the back burner until something comes up regarding the property.

Kaufman Economic Development is interested in the National Guard Armory. City Manager asked if the City would be interested in the building. The Kaufman Foundation has funds to possibly make improvements to the Armory. Mayor Fortner suggested it could be used for Public Works. Another suggestion was for a shelter for citizens.

The proposed connector street was discussed between Highway 34 (Washington Street) and Old Kemp Highway. It was mentioned that some of the right-of-way had been donated already.

Councilmember Munden mentioned that the City should be using people for Community Services from the Municipal Court to work off fines.

**ANNOUNCEMENTS FROM CITY MANAGER.**

No announcements from the City Manager.

**ADJOURNMENT.**

The meeting was adjourned at 4:43 p.m.

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**WILLIAM FORTNER  
MAYOR**

**ATTEST:**

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**JO ANN TALBOT  
CITY SECRETARY**

