

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

MONDAY, AUGUST 29, 2005 — 6:00 P.M.

KAUFMAN CITY HALL

209 SOUTH WASHINGTON STREET, KAUFMAN, TEXAS

CITY COUNCILMEMBERS

MAYOR	PAULA BACON
MAYOR PRO-TEM	PAULA HAGLER WAMPLER
COUNCILMEMBER	GIL ALTOM JR.
COUNCILMEMBER	LONNIE BOUNDS
COUNCILMEMBER	FLOYD CHOYCE
COUNCILMEMBER	STANLEY HOLMES
COUNCILMEMBER	JANICE MURRELL

KAUFMAN ECONOMIC DEVELOPMENT BOARD

CHAIRMAN	GIL ALTOM
BOARD MEMBER	TOMMY BORDERS
BOARD MEMBER	JASON FELLER
BOARD MEMBER	JANICE MURRELL
BOARD MEMBER	PAULA HAGLER WAMPLER

INVOCATION: Chief of Police James M. Smith

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER:

Mayor Bacon called the meeting to order on behalf of the City Council at 6:17 p.m. Councilmembers present were Mayor Bacon, Mayor Pro-Tem Wampler, Councilmember Altom and Councilmember Murrell. The Mayor declared a quorum present. Councilmember Choyce arrived at 6:21 p.m. Councilmember Bounds and Councilmember Holmes were absent. Also present were Interim City Manager Curtis Snow, ACM/City Secretary Jo Ann Talbot, Director of Finance Cathy Cummins, Chief of Police James M. Smith, and Director of Public Works Richard Underwood.

Chairman Altom called the meeting to order on behalf of the Economic Development Board at 6:17 p.m. Board members present were Chairman Altom, Board member Tommy Borders, Board member Jason Feller, Board Member Janice Murrell and Board member Paula Hagler Wampler. Chairman Altom declared a quorum present. Director of KEDC Lee Ayres arrived at 6:20 p.m.

1. Consider discussing and developing a Kaufman Economic Development Plan for Fiscal Year 2006.

Mayor Bacon reported that the idea of this meeting was for the Council to have some input on the development of the Kaufman Economic Development Plan for the new year of 2006.

The City Council and KEDC had a copy of the KEDC FY 2005 Development Plan before them. Mayor Bacon reported that the Council may have some interest and make additions and changes that might be in order.

Mayor Bacon commented that one of the KEDC goals were to emphasize on light manufacturing.

Chairman Altom reported that one of their primary responsibilities were to create jobs, promote office and big boxes to come to Kaufman. You can concentrate on any aspect of retail, but you will still have distribution, light manufacturing and heavy manufacturing with a city of this size.

Mayor Bacon commented that the purpose is to create primary jobs. Her interest is in light industry and big boxes and, if there is other interest to emphasize more towards bedroom community type businesses instead of industrial type businesses.

Chairman Altom commented that they try to answer any questions that come in. They did not want any dirty industry in town and welcome light industry to town. Chairman Altom reported that we do not have a railroad or an interstate that comes through Kaufman like other cities to promote commerce.

Mayor Bacon reported that we now have Numo Manufacturing and they have received several citations regarding the wastewater discharge and they are delinquent on their property taxes. We have invested into industry that have put a heavy burden on the city. We might want to look at Millennium Park and reach out for more office type businesses. A report in 1999 said that we are heavy in the industry area. We may can shift the businesses to more of an office type setting.

Chairman Altom reported that the Millennium Park has a very tight restriction and will be first class buildings. Numo's building was already an existing business as well as other older businesses in town.

Discussion was held regarding a big box business (Wal Mart) coming to Kaufman and the KEDC to share the cost to purchase right-of-way of a big box business.

Interim City Manager Curtis Snow commented that any development is positive for Kaufman. The questions are what do we spend our energy and resources on to bring to Kaufman. What do we want to go out and seek for Kaufman? This is what we need to define and what we have to build on.

Mayor Bacon commented that the nursing school is a nice clean industry and may be a change in direction and a benefit to the City of Kaufman.

Chairman Altom commented that KEDC is committed 100%. What we need is cooperation with the City and City Staff's support. Perception needs to be fixed and that we are all working together. We all need to be assisting each other to help each other. Some Developers think that we are anti development.

Interim City Manager Curtis Snow commented that we have set new development standards and it is hard for the developers to always agree, but that is not what it is about, it is that we don't want to continue long standing behavior, but we want to set a new standard for the community. One of the things we can do for the city is to prepare a developer's handbook for the developers.

Discussion was held to offer job training through enterprising. This can be paid through economic development.

Mayor Bacon commented that we need to make it part of our goals to include job training education for a cleaner industry, such as new medical facilities.

Discussion was held on advertising and promotion of economic development regarding a billboard on Highway 80. The KEDC has not paid for advertising on the sign for 2005.

Discussion was held that the KEDC/Chamber Director recently took on another responsibility and is being paid to handle the Kaufman County Leadership Council. After discussion, it was suggested that the KEDC Director focus on the City.

Director of KEDC Lee Ayres explained the goal on assembling a set of prospects in Shreveport and Texarkana to promote businesses to come to the Metroplex. He reported that this had not been done at this time.

Mayor Bacon inquired about Economic Development Partnership weekly meetings. The report states that representatives are City Staff, City Council, Chamber, Utilities, Banks, Hospital, County, etc. She asked who from the City Council attends? Mr. Ayres reported that no one now from

the City Council attends. Mayor Bacon said that Mr. Ayres went to the Planning and Zoning Commission and invited Mr. Berry to attend the meetings. Mr. Ayres reported that we invited the Planning and Zoning Commission. Mayor Bacon reported that the City Council was not invited to the meetings after the May election. Chairman Altom commented that the City Council should be invited.

The Mayor brought up that KEDC was going to spend \$5,000.00 for a curb and guttering project at the Millennium Park. The City Council has to approve expenditures over \$5,000.00 according to the KEDC agreement. Mayor expressed concern about a gas line being placed at the Millennium Park. She asked what the gas line cost and was the expenditure brought to the City Council? Her point was that she wants to see good economic development brought to Kaufman and she is confident we can do it. She wants respect for the Council and the process, instead of passively waiting, we need to be actively pursuing development. She does not think that light manufacturing is our best resource. We need to be looking for retail and a big box and hopefully pursue the medical type industry. That is why the Mayor wanted to have this meeting, to explore these ideals and express some disappointments with the Board.

Chairman Altom commented that the KEDC Board owes all the respect and cooperation to the City Council and they will receive all the cooperation and respect to the City Council at the maximum. We have no intention to do anything in opposition of the City Council. The reason we exist is to promote economic development for Kaufman and we want to do that the most effective way that we can. We share your concern and we want to be cooperative.

ADJOURNMENT BY THE ECONOMIC DEVELOPMENT BOARD.

Board member Wampler moved and seconded by Board member Fellers to adjourn the Joint meeting. With all members voting AYE, the motion carried.

ADJOURNMENT BY THE CITY COUNCIL.

Mayor Pro-Tem Wampler moved and seconded by Councilmember Choyce to adjourn the Joint meeting at 7:19 p.m. All members present voted AYE, the motion carried. Councilmember Bounds and Councilmember Holmes were absent.

PAULA BACON, MAYOR

ATTEST:

JO ANN TALBOT, CITY SECRETARY