

**MINUTES OF THE
SPECIAL CITY COUNCIL MEETING
TUESDAY, NOVEMBER 8, 2005 — 6:00 P.M.
CITY HALL, 209 S. WASHINGTON, 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

INVOCATION: Councilmember Bounds

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER: Mayor Bacon called the Meeting to order at 6:01 p.m. Councilmembers present were Mayor Bacon, Mayor Pro-Tem Wampler, Councilmember Altom, Councilmember Bounds, Councilmember Choyce, Councilmember Holmes and Councilmember Murrell. The Mayor declared a quorum present. Also present were City Attorney David Dodd, City Manager Curtis Snow, City Secretary Jo Ann Talbot, and Director of Public Works Richard Underwood.

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 citizen's comments were made.

1. Consider approval of Resolution R-25-05 of the City of Kaufman to enter into an Agreement with the Texas Department of Transportation to close F.M. 1388 (Houston Street in front of the High School) on November 9, 2005 between 8:15 a.m. and 10:00 a.m. for a DWI Accident Re-enactment sponsored by the Kaufman Independent School District.

Councilmember Altom moved and seconded by Councilmember Holmes to approve Resolution R-25-05 of the City of Kaufman to enter into an Agreement with the Texas Department of Transportation to close F.M. 1388 (Houston Street in front of the High School) on November 9, 2005 between 8:15 a.m. and 10:00 a.m. for a DWI Accident Re-enactment sponsored by the Kaufman Independent School District. The Mayor called for a vote with all voting AYE, the motion carried.

2. Consider the approval and authorize the Kaufman Economic Development Director and the City Manager to develop and sign a Grant/Incentive Contract with Presbyterian Hospital of Kaufman and or Texas Health Resources in the amount of \$75,000 to be used for required infrastructure to meet Kaufman Fire Code compliance related to their planned \$1.5 million dollar expansion.

City Manager Curtis Snow informed the Council that Presbyterian Hospital is planning a \$1.5 million expansion. The improvements require a site plan approval. When the Hospital submitted their site plan it was found they needed to make certain improvements to comply with the building and fire codes that were not considered in their original budget. Specifically they are required to build a more extensive fire lane around the facility and place additional fire hydrants at a cost of approximately \$250,000.00.

Presbyterian is not contesting these requirements. When Kirk King, President of Kaufman Presbyterian Hospital, forwarded the amended plans and budget to the corporate offices the project was put on hold until sufficient funds could be budgeted. Mr. King is concerned the project may lose this window of opportunity.

Presbyterian Hospital requested a meeting with the City and their engineers and architects to discuss alternatives. The Development Services Director, Fire Chief and City Manager attended the meeting. Feeling there was little flexibility with the requirements the City Manager invited the KEDC Director to discuss possible assistance.

The results of the meeting were:

1. The architects over-designed the width of the fire lane at 26 feet (the standard in the Metroplex) and suggested the City only required 20 feet.
2. If they provided a turn-around, they could eliminate approximately 1/3 of the paving requirements.
3. KEDC would consider funding up to \$75,000 of the fire lane.

This expenditure would come from KEDC fund balances reserved for job creating incentives.

Staff recommends approval of this project and authorize the City Manager and the KEDC Director to negotiate an agreement with Kaufman Presbyterian Hospital that will guarantee approximately 15 new jobs and that Presbyterian not request property tax exemption. The agreement will come back to Council for approval.

This project will allow Presbyterian Hospital to house up to six new doctors and their staff. The Hospital already has a commitment from a highly recognized cardiologist group to come in and use some of the space.

Kirk King, President of Kaufman Presbyterian Hospital informed, the Council that in order for the hospital to grow, they must grow the physician base. A year ago, Presbyterian Hospital began planning an 8,000 square foot expansion. Kaufman Presbyterian Hospital intends to attract seven new physicians. After a period of time discussing with the corporate office, they approved a \$1.5 million project. The project must be started quickly in order not to lose the funds. He reported that with 7 new physicians this would create approximately 15 to 25 new jobs. Property taxes will apply to the new expansion. Mr. King believes, that with the Grant/Incentive for the fire lane expansion, the corporate office will go forward and commit to the project.

After discussion, Mayor Pro-Tem Wampler moved and seconded by Councilmember Murrell to approve and authorize the Kaufman Economic Development Director and the City Manager to develop and sign a Grant/Incentive Contract with Presbyterian Hospital of Kaufman and or Texas Health Resources in the amount of 50% of the construction costs or up to a maximum of \$75,000 payable to the construction company for required infrastructure to meet Kaufman Fire Code compliance related to their planned \$1.5 million dollar expansion with the agreement being presented to Council for approval. Mayor Bacon called for a vote with all voting AYE, the motion carried.

EXECUTIVE SESSION

The Council went into Executive Session at 6:21 p.m.

THE CITY COUNCIL WILL HOLD A CLOSED EXECUTIVE SESSION PURSUANT TO CHAPTER 551, GOVERNMENT CODE V.T.C.A. (OPEN MEETINGS LAW), IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN SECTION 551.071 LEGAL.

1. LEGAL - Under TEX. GOV'T. CODE Sec. 551.071
 - a. Consult with City Attorney regarding Dallas Crown Packing, Inc.

ANY FINAL ACTION, DECISION, OR VOTE ON A MATTER DELIBERATED IN EXECUTIVE SESSION MEETING OR ON INFORMATION RECEIVED IN A CONFERENCE WITH EMPLOYEES WILL ONLY BE TAKEN IN AN OPEN MEETING THAT IS HELD IN COMPLIANCE WITH TEX. GOV'T CODE CH. 551. THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AS AUTHORIZED BY TEX. GOV'T CODE SEC. 551.001, ET SEQ. (TEXAS OPEN MEETINGS ACT) ON ANY ITEM ON ITS OPEN MEETING AGENDA OR TO RECONVENE IN A CONTINUATION OF EXECUTIVE SESSION ON THE EXECUTIVE SESSION MEETING ITEMS NOTED ABOVE, IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT, INCLUDING, WITHOUT LIMITATION, SECTIONS 551.071-551.086 OF THE OPEN MEETINGS ACT.

The Council adjourned out of Executive Session at 6:41 p.m.

END OF EXECUTIVE SESSION

3. CONSIDER ANY OFFICIAL ACTION ON THE EXECUTIVE SESSION CLOSED MEETING ITEMS:
 1. LEGAL – Under TEX. GOV'T CODE Sec. 551-071.
 - a. Legal – Regarding Dallas Crown Packing Inc.

No action taken.

ANNOUNCEMENTS FROM CITY MANAGER.

No announcements were made from the City Manager.

REQUEST/COMMENTS FROM MEMBERS OF CITY COUNCIL.

Councilmember Murrell reported that 6 large dogs were running lose in North Kaufman.

Councilmember Altom inquired if something could be placed around the square for cross walks.

ADJOURNMENT.

There being no further business, Councilmember Bounds moved and seconded by Councilmember Holmes to adjourn the meeting at 6:46 p.m. All approved.

**PAULA BACON
MAYOR**

ATTEST:

**JO ANN TALBOT
CITY SECRETARY**