



**AGENDA**  
**KAUFMAN CITY COUNCIL PLANNING RETREAT**  
**COMMENCE ON MONDAY, APRIL 12, 2021 – 12:00 P.M.**  
**CONTINUED ON TUESDAY, APRIL 13, 2021 – 8:00 A.M.**  
**KAUFMAN CIVIC CENTER**  
**607 E. FAIR STREET**  
**KAUFMAN, TEXAS 75142**

**This meeting will be held using  
videoconferencing/teleconferencing  
technology with public access via:  
[WWW.ZOOM.US/JOIN](http://WWW.ZOOM.US/JOIN) OR  
(888)788-0099 (TOLL-FREE)  
MEETING/WEBINAR ID: 899 2105 6864  
PASSWORD: 099109**

**COUNCIL/MANAGEMENT RETREAT**

**CALL MEETING TO ORDER:** Mayor calls the Meeting to order, states the date and time. States Councilmembers present and declares a quorum present\*\*.

**CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES)** Comments about any of the Council agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the City Council on any subject but must first message the City Secretary your name, address, and the item or subject you wish to discuss so that the Mayor may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the Council as a whole. **When addressing the Council, please use the raise hand function in the Zoom meeting. Once recognized, please state your name and address, and direct your comments to the Mayor and City Council.**

**MONDAY, APRIL 12, 2021, 12:00 P.M**

12:00 p.m. – Lunch

**EXECUTIVE SESSION**

1. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
  - a. Texas Government Code §551.072: Deliberation regarding Real Property, to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the

position of the governmental body in negotiations with a third person: Kaufman Lake, South Pointe Development, & Georgetown Development

- b. Texas Government Code § 551.087(1): Deliberation regarding economic development negotiations; to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations: City-wide high-speed internet- Community Internet Provider

**RECONVENE INTO OPEN SESSION** In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session.

### **DISCUSSION/ACTION ITEMS**

2. Consider and take appropriate action, if any, on matters discussed in Executive Session.

### **RECOGNITION**

3. Carl "Skip" Thomas Award- Chief Ronnie Davis

**CONVENE TO COMMENCE COUNCIL RETREAT SESSION.** Council will discuss items posted on this agenda, but no action will be taken by the Council.

4. 12:45 p.m. – Opening Comments/Council Expectations – *Mike Slye*
5. 1:00 p.m. – Strategy Map, Performance Measures, Hits & Misses, DIR Review – *Mike Holder*
6. 1:30 p.m. – Financial Review
  - a. Current FY Operations & Fund Balance Review – *Mary Wennerstrom*
  - b. KCAD Projections – FY22- *Sarah Curtis*
  - c. America Rescue Program (ARP) Strategy – *Mike Slye*
  - d. Property Sale Strategy – *Mike Slye*
    - i. Kaufman Lake
    - ii. Borders & Long
    - iii. County Properties
    - iv. City Properties

2:45 p.m. – Break

7. 3:00 p.m. – Capital Improvement Projects
  - a. WWTP Improvements – GTUA – *Mike Slye*
  - b. Advanced Metering Infrastructure (AMI) – *Ira Nicodemus*

- c. Storm Drainage Improvements – *Mike Slye*
    - i. Hillcrest, Priscilla, Melody
    - ii. 10<sup>th</sup> & Clay
  - d. Park Improvements – *Mike Slye*
    - i. TPWD Grant – City Lakes Park
    - ii. Splash Pad
    - iii. “Miracle” Playground
    - iv. Shannon Park
    - v. Future Kings Fort Park
  - e. 5-Year Capital Improvement Plan Review – *Mike Holder*
8. 4:00 p.m. – Organizational Initiatives
- a. Human Resources – *Mike Slye*
    - i. Retirement Eligibility/Succession Planning
    - ii. IT Manager
  - b. Fire Department Multiyear Plan – *Mike Holder*

**RECESS MEETING – APPROXIMATELY 5:00 P.M. - 5:30 P.M.**

**TUESDAY, APRIL 13, 2021, 8:00 A.M.**

8:00 a.m. – Breakfast

**RECONVENE TO CONTINUE COUNCIL RETREAT SESSION AND ANNOUNCE A QUORUM PRESENT.** Council will discuss items posted on this agenda as well as continue discussion of those items posted on Monday, April 12, 2021, meeting for which Council did not conclude discussion prior to declaring the Monday, April 12, 2021, meeting in recess. No action will be taken by the Council on any agenda items.

9. 8:30 a.m. – Transportation Projects Review – *Mike Slye*
- a. Street Maintenance Plan
  - b. RTC Road Connection (34 Bypass & 175)
  - c. Tabor Parkway Phase II
  - d. Washington St. Turnback
  - e. Future Rehab Projects
    - i. Royal
    - ii. Crestview
10. 9:30 a.m. – Development Projects– *Mike Slye & Marcy Ratcliff*
- a. Kings Fort
    - i. Georgetown Development (Phase II = 10% 65' Lots)
    - ii. Commercial Contracts
  - b. South Pointe
    - i. Borders & Long
  - c. Current & Future Apartments
    - i. Plum Tree Apartments

- ii. Juniper Apartments
- iii. Meara Apartments
- d. Future Development Projects
  - i. Marlows Truck Stop
  - ii. Kaufman County Campus
  - iii. Kaufman 45
  - iv. Oakdale Estates (PID)
  - v. Prairie Creek Phase 3
- e. CDBG Planning Grant

10:30 a.m. – Break

11. 10:45 a.m. – KEDC Projects Business Update – *Anne Glasscock*

- a. Downtown Square Recruitment/Marketing
  - i. Website
    - 1. Downtown
    - 2. City
- b. Business Park Development
- c. Matching Grant Incentive

12. 11:15 a.m. – FY22 Tax Rate Strategies – *Mike Slye*

13. 12:00 p.m. – Lunch – Hits & Misses, Review of Retreat Topics, and City Council Comments

### **ADJOURNMENT**

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARD AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON STREET, KAUFMAN, TEXAS AT 11:30 A.M., FRIDAY, APRIL 9, 2021, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

  
JESSIE HANKS  
CITY SECRETARY



**THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE. SECTION 551.071 (CONSULTATION WITH ATTORNEY).**

**\*\*PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCILMEMBERS OR EMPLOYEES MAY ATTEND THIS MEETING REMOTELY USING VIDEO CONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEO CONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC BY ACCESSING [WWW.ZOOM.US/JOIN](http://WWW.ZOOM.US/JOIN) OR (888)788-0099 (TOLL-FREE) MEETING/WEBINAR ID: 899 2105 6864 PASSWORD: 099109**

**THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-932-2216 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE TIME OF THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.**