



# CITY OF MANSFIELD

1200 East. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## Meeting Minutes - Final

### City Council

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Monday, January 8, 2018

5:00 PM

Council Chambers

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#### REGULAR MEETING

#### 5:00 P.M. - CALL MEETING TO ORDER

*Mayor Cook called the meeting to order at 5:06 p.m.*

**Present** 7 - David Cook; Stephen Lindsey; Cory Hoffman; Larry Broseh; Darryl Haynes; Brent Newsom and Terry Moore

#### WORK SESSION TO BE HELD IN THE MULTI-PURPOSE ROOM

##### Project Updates

*City Manager Clayton Chandler gave an update on the recent bond ratings. He provided a project update for the upcoming year to include all city projects as well as Mansfield Economic Development Corporation and Mansfield Park Facilities Development Corporation projects.*

#### RECESS INTO EXECUTIVE SESSION

*In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 5:50 p.m. Mayor Cook called the executive session to order in the Council Conference Room at 5:53 p.m. Council Member Lindsey stepped out of executive session at 7:06 p.m. Mayor Cook adjourned the executive session at 7:08 p.m.*

#### **Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071**

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 97471

Seek Advice of City Attorney Regarding Legal Limitation on Development Fee Waivers

Seek Advice of City Attorney Regarding Infrastructure Improvements

Seek Advice of City Attorney Regarding Contractual Commitments

Seek Advice of City Attorney Regarding ZC#17-056

Seek Advice of City Attorney Regarding Development at Hwy 287 and Broad Street

**Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072**

**Personnel Matters Pursuant to Section 551.074**

**Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087**

Project #15-20

**7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

*Mayor Cook reconvened into executive session at 7:15 p.m.*

**INVOCATION**

*First Baptist Church Pastor Carl Bradford gave the Invocation.*

**PLEDGE OF ALLEGIANCE**

*Council Member Newsom led the Pledge of Allegiance.*

**TEXAS PLEDGE**

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

*Mayor Pro Tem Hoffman led the Texas Pledge.*

**PRESENTATION**

Salvation Army/Mayoral Red Kettle Challenge Trophy Presentation

*Salvation Army Lieutenant Timothy Israel announced that Mansfield won the Salvation Army's Red Kettle Mayoral Challenge for the eighth year in a row and presented the Mayoral Red Kettle Challenge Trophy to Mayor Cook and all the volunteers who participated in ringing the bell.*

**CITIZEN COMMENTS**

*Tamera Bounds - 1009 Meriwether St. - Mrs. Bounds spoke in opposition of agenda item 17-2594 regarding gas wells. She requested a one year variance versus a permanent variance.*

*Lance Irwin - 1208 Killian Dr. - Mr. Irwin spoke in opposition of agenda item 17-2594 regarding gas wells.*

*Charles Jowell - 1812 Woodridge Dr. - Mr. Jowell made comments regarding agenda item 17-2592.*

*Dan Pinyan - 204 S. 1st Avenue - Mr. Pinyan brought to the City Managers attention various issues he has noticed in the city.*

*Mia Pinyan - 204 S. 1st Avenue - She requested not to speak.*

*Sally Mancinas - 304 Elm St. - Ms. Mancinas stated her drainage concerns with the proposed development behind her property have not been answered.*

*Claudia Lopez - 301 E. Broad St. - Ms. Lopez stated her concerns regarding agenda item 17-2571 have not been answered.*

*Mayor Cook recognized the following non-speakers:*

*Scot Bowman - 2514 Goodnight - Opposed to 17-2365*

*Ricky Cox - 3028 Gardenia Dr. - Support 17-2596*

**COUNCIL ANNOUNCEMENTS**

*Council Member Lindsey had no announcements.*

*Mayor Pro Tem Hoffman spoke about all the accomplishments during his 12 years of service on the Council and announced he would not be seeking re-election.*

*Council Member Haynes had no announcements.*

*Council Member Moore thanked Mayor Pro Tem Hoffman for his service.*

*Council Member Newsom thanked Mayor Pro Tem Hoffman for his service.*

*Council Member Broseh thanked Mayor Pro Tem Hoffman for his service. He recognized the Mansfield Police Department Explorer program recognizing Daniel Sherwin and Kyle Lanier for their excellent work with the explorers.*

*Mayor Cook thanked Mayor Pro Tem Hoffman for his service.*

**STAFF COMMENTS****City Manager Report or Authorized Representative**

## Current/Future Agenda Items

*Mr. Chandler thanked Council Member Hoffman for his service and dedication to the city.*

## Snowman Run 5K Update - Ann Beck

*Parks and Recreation Marketing and Communications Manager Ann Beck made brief comments and extended an invitation to the Snowman Run 5K on Saturday, January 20, 2018 at 9:00 a.m. at Katherine Rose Memorial Park.*

Quarterly Reports: Mansfield Economic Development Corporation; Mansfield Park Facilities Development Corporation; Planning and Zoning; Public Works; Code Enforcement; Communications & Marketing; Library; Mansfields Convention and Visitors Bureau

*There were no questions regarding the quarterly reports.*

**TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

No action was taken by the Council.

**CONSENT AGENDA****ITEMS TO BE REMOVED FROM THE CONSENT AGENDA**[17-2585](#)

Ordinance - Second Reading of an Ordinance Authorizing the City Manager to Execute a Contract of Sale to the Trinity Habitat for Humanity, Inc. to Construct a New Affordable Single Family House at 229 Cotton Drive

**A motion was made by Council Member Lindsey to approve the second reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT OF SALE TO TRINITY HABITAT FOR HUMANITY, INC. TO CONSTRUCT NEW AFFORDABLE SINGLE FAMILY HOUSING IN THE CITY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE." Seconded by Mayor Pro Tem Hoffman. The motion CARRIED by the following vote:**

**Aye:** 7 - David Cook; Stephen Lindsey; Cory Hoffman; Larry Broseh; Darryl Haynes; Brent Newsom and Terry Moore

**Nay:** 0

**Abstain:** 0

[17-2544](#)

Resolution - A Resolution Awarding H&H Concrete on Demand, Inc., Custom-Crete and Cornerstone Ontime Concrete, LLC as the Vendors for Small Batch Mix On-Site Concrete for City Wide Street and Sidewalk Repairs (Street Department Maintenance Budget - General Fund)

**A motion was made by Council Member Lindsey to approve the following resolution:**

**A RESOLUTION OF THE CITY OF MANSFIELD AWARDING H&H CONCRETE ON DEMAND, CUSTOM-CRETE AND CORNERSTONE ONTIME CONCRETE, LLC AS THE VENDORS OF SMALL BATCH MIX ON-SITE CONCRETE FOR CITY WIDE STREET AND SIDEWALK REPAIRS**

(Resolution in its entirety located in the City Secretary's Office)

**Seconded by Mayor Pro Tem Hoffman. The motion CARRIED by the following vote:**

**Aye:** 7 - David Cook;Stephen Lindsey;Cory Hoffman;Larry Broseh;Darryl Haynes;Brent Newsom and Terry Moore

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3429-18

[17-2595](#)

Resolution - A Resolution Awarding the Purchase of Advanced Metering Infrastructure (Ami) Meters and Customer Engagement and Analytics Platform to Master Meter, Inc for an Amount Not to Exceed \$1,231,870.96

**A motion was made by Council Member Lindsey to approve the following resolution:**

**A RESOLUTION AWARDING THE PURCHASE OF ADVANCED METERING INFRASTRUCTURE (AMI) METERS AND CUSTOMER ENGAGEMENT AND ANALYTICS PLATFORM TO MASTER METER, INC. FOR AN AMOUNT NOT TO EXCEED \$1,231,870.96**

(Resolution in its entirety located in the City Secretary's Office)

**Seconded by Mayor Pro Tem Hoffman. The motion CARRIED by the following vote:**

**Aye:** 7 - David Cook;Stephen Lindsey;Cory Hoffman;Larry Broseh;Darryl Haynes;Brent Newsom and Terry Moore

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3430-18

[17-2589](#)

Minutes - Approval of the December 11, 2017 - 6:00 p.m. Regular City Council Meeting Minutes

**A motion was made by Council Member Lindsey to approve the minutes of the December 11, 2017 - 6 p.m. Regular City Council Meeting as presented.**

**Seconded by Mayor Pro Tem Hoffman. The motion CARRIED by the following vote:**

**Aye:** 7 - David Cook;Stephen Lindsey;Cory Hoffman;Larry Broseh;Darryl Haynes;Brent Newsom and Terry Moore

**Nay:** 0

Abstain: 0

[17-2590](#)

Minutes - Approval of the December 11, 2017 - 7:00 p.m. Regular City Council Meeting Minutes

**A motion was made by Council Member Lindsey to approve the minutes of the December 11, 2017 - 7 p.m. Regular City Council Meeting as presented. Seconded by Mayor Pro Tem Hoffman. The motion CARRIED by the following vote:**

**Aye:** 7 - David Cook;Stephen Lindsey;Cory Hoffman;Larry Broseh;Darryl Haynes;Brent Newsom and Terry Moore

**Nay:** 0

Abstain: 0

[17-2596](#)

Request for Special Event Permit: 2018 Run with Heart

**A motion was made by Council Member Lindse to approve the request for special event permit. Seconded by Mayor Pro Tem Hoffman. The motion CARRIED by the following vote:**

**Aye:** 7 - David Cook;Stephen Lindsey;Cory Hoffman;Larry Broseh;Darryl Haynes;Brent Newsom and Terry Moore

**Nay:** 0

Abstain: 0

**END OF CONSENT AGENDA**

**OLD BUSINESS**

[17-2365](#)

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PD, Planned Development District to PD for Grocery Store, Office and Retail, on Approximately 11.01 Acres, Generally Located at 3000 E Broad Street, 1075 Feet East of Miller Road and South of E Broad Street, OSK Investments, LP (ZC#17-006)

**A motion was made by Council Member Moore to grant the request to withdraw this item. Seconded by Council Member Newsom. The motion CARRIED by the following vote:**

**Aye:** 7 - David Cook;Stephen Lindsey;Cory Hoffman;Larry Broseh;Darryl Haynes;Brent Newsom and Terry Moore

**Nay:** 0

Abstain: 0

[17-2571](#)

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from SF-7.5/12 to PD for Office, Retail, Artist Studio, and Live-Work Unit Uses and Retaining the Existing Historic Landmark Overlay District on Approximately 0.3 Acres Located at 303 E. Broad Street; Felix Wong

(ZC#17-020)

*Interim Director of Planning Lisa Sudbury made brief comments.*

**A motion was made by Mayor Pro Tem Hoffman to table this item to the January 22, 2018 Regular City Council Meeting. Seconded by Council Member Newsom. The motion CARRIED by the following vote:**

**Aye:** 6 - Stephen Lindsey;Cory Hoffman;Larry Broseh;Darryl Haynes;Brent Newsom and Terry Moore

**Nay:** 0

**Abstain:** 1 - David Cook

### [17-2592](#)

Consideration of a Request to Remove from the Table Item#16-2127, Related to a Zoning Change from PR, Pre-Development to PD, Planned Development for Single-Family Residential Use on Approximately 15.5 Acres Generally Located East of Newt Patterson Rd. and South of Sabine Tr., Peycos Ct. and Columbia Ct.; Bloomfield Homes (ZC#16-022)

*Bloomfield Homes representative Charles Jowell made brief comments.*

**A motion was made by Council Member Moore to remove item 16-2127 from the table. Seconded by Council Member Haynes. The motion CARRIED by the following vote:**

**Aye:** 7 - David Cook;Stephen Lindsey;Cory Hoffman;Larry Broseh;Darryl Haynes;Brent Newsom and Terry Moore

**Nay:** 0

**Abstain:** 0

## NEW BUSINESS

### [17-2594](#)

Consideration of a Request for a Variance to Chapter 114.13(B) of the Code of Ordinances, "Gas Well Drilling and Production" by GHA Barnett LLC, Related to Permanent Lift Compressors (GW#16-003)

**A motion was made by Council Member Broseh to approve a variance for one year. Seconded by Council Member Moore. The motion CARRIED by the following vote:**

**Aye:** 6 - David Cook;Cory Hoffman;Larry Broseh;Darryl Haynes;Brent Newsom and Terry Moore

**Nay:** 0

**Abstain:** 1 - Stephen Lindsey

## ADJOURN

**A motion was made by Mayor Pro Tem Hoffman to adjourn the meeting at 7:55 p.m. Seconded by Council Member Moore. The motion CARRIED by the following vote:**

**Aye:** 7 - David Cook; Stephen Lindsey; Cory Hoffman; Larry Broseh; Darryl Haynes; Brent Newsom and Terry Moore

**Nay:** 0

**Abstain:** 0

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ATTEST: David L. Cook, Mayor

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Susana Marin, Acting City Secretary