



# CITY OF MANSFIELD

1200 East. Broad St.  
Mansfield, TX 76063  
www.mansfield-tx.gov

## Meeting Minutes - Final City Council

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Monday, July 9, 2012

5:00 PM

Council Chambers

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### REGULAR MEETING

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

*Mayor Pro Tem Broseh called the meeting to order at 5:07 p.m.*

**Absent** 1 - David Cook

**Present** 6 - Stephen Lindsey; Wendy Burgess; Cory Hoffman; Larry Broseh; Darryl Haynes and Brent Newsom

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

*Mayor Pro Tem Broseh called the work session to order at 5:08 p.m. and turned it over to City Manager Clayton Chandler. Mayor Cook arrived at 5:10 p.m.*

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

Economic Development Marketing Update; Scott Welmaker, Director of Economic Development

*Mr. Chandler made opening comments regarding Director of Economic Development Scott Welmaker's presentation. Scott Welmaker gave an Economic Development Marketing Update presentation and answered Council questions.*

Preliminary Budget Presentation; City Manager Clatyon W. Chandler

*Mr. Chandler made a power point presentation and answered Council questions. Assistant City Manager Chris Burkett made comments and answered Council questions.*

#### RECESS INTO EXECUTIVE SESSION

*Pursuant to Section 551.071 of the Texas Government Code, the Council reserves the right to convene into executive session(s) from time to time as deemed necessary during the meeting for any posted agenda item, to receive advice from its attorney as permitted by law.*

*In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 6:22 p.m. Mayor Cook called the meeting to order in the Council Conference Room at 6:28 p.m. Mayor Cook adjourned executive session at 7:15 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 Legal Issues Related to Bond Issuances and Communication with Financial Advisors and Bond Analyst

Seek Advice of City Attorney Regarding Current Maintenance and Operations Agreement with BLD Mansfield

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

Property Acquisition Along National Parkway

**Personnel Matters Pursuant to Section 551.074**

**Deliberation Regarding Negotiations of the Industrial Development Corporation of an Offer of a Financial or Other Incentives to a Business Prospect Pursuant to Section 551.087**

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

*Mayor Cook reconvened into regular business session at 7:20 p.m.*

**INVOCATION**

*Mayor Pro Tem Broseh led the Invocation.*

**PLEDGE OF ALLEGIANCE**

*Council Member Lindsey led the Pledge of Allegiance.*

**TEXAS PLEDGE**

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

*Council Member Burgess led the Texas Pledge.*

**OATH OF OFFICE; CORY HOFFMAN**

*City Secretary Vicki Collins administered the Oath of Office to recently Re-Elected Council Member Cory Hoffman.*

**ELECTION OF MAYOR-PRO TEM**

*Vicki Collins provided the Council with ballots to elect a Mayor Pro Tem. Vicki announced that Larry Broseh had been elected as Mayor Pro Tem.*

**PRESENTATION**

Presentation to Roger Feagley; Clayton W. Chandler

*Mr. Chandler introduced Roger Feagley, Pat Jamison, Bobby Looney and Barry Bondurant; he made comments on Roger's employment with the City. Mayor Cook presented him with a shadow box containing badges from the Fire Department.*

**CITIZEN COMMENTS**

*Daryle Perez - 907 Lasso Lane - Mr. Perez spoke in support of agenda item 12-0212. He spoke about the downtown area and why it would be good for the Council to approve this agenda item. He stated our downtown area is a historic core for this community and it helps protect quality values and increases quality of life in the community. Mr. Perez is the President of the Historic Mansfield Business Association and speaks on behalf of 45% of the businesses on Main Street.*

*Tamera J. Bounds - 1009 Meriwether Street - Mrs. Bounds spoke about the reclamation of Nelson Wyatt Road. She thanked the Public Works department for some repairs that were made to the road. She stated Nelson Wyatt was not the country road it used to be mentioning that at least 343 licensed drivers travel down Nelson Wyatt Road everyday. She stated it was time to stop wasting the city's and taxpayer's dollars on quick fixes and continuous repairs.*

*Charles Marineau - 1206 Killian Drive - Mr. Marineau spoke about the reclamation of Nelson Wyatt Road. He stated there were some repairs.*

*Mayor Cook acknowledged the following non-speakers:*

*Melisa Perez - 137 N. Main Street - Support of agenda item 12-0212*

*John Cox - 108 Hamil Street - Support of agenda item 12-0212*

*Jan Cox - 108 Hamil Street - Support of agenda item 12-0212*

*Ann Smith - 106 N. Wisteria Street - Support of agenda item 12-0212*

*Jennifer Evans - 1305 Maple Terrace - Support of agenda item 12-0212*

**COUNCIL ANNOUNCEMENTS**

*Council Member Haynes had no announcements.*

*Council Member Hoffman thanked his supporters for his re-election.*

*Council Member Newsom had no announcements.*

*Council Member Lindsey had no announcements.*

*Council Member Burgess thanked employees and everyone who made the Rockin' 4th of July event a success.*

*Mayor Pro Tem Broseh appreciated the citizens who were present to express their concerns on Nelson Wyatt Road mentioning the Council has received a list of roads in need of repair.*

Mayor Cook read the following email:

Mr. Chandler,

*I want to express my appreciation for you and your staff and all the hard work you all do. Having done projects all around the country over a span of 20 years, I have encountered the good and the bad and the ugly of this industry. I am happy to say your group exemplifies the good.*

*I was tasked by my client IN-N-Out Burger to expedite the permit process for this project to facilitate their ability to start construction in time to be able to open this location by the end of this year. The normal process would have taken somewhere in the neighborhood of 6 to 8 weeks depending on the quality of the plans and the severity of the comments. I am happy to say after contacting your office everyone kicked it up a notch and we were able to get the plan review back in what I consider to be record time with the entire process taking less than 4 weeks.*

*I understand that this was above and beyond the normal process which shows the City of Mansfield's commitment to bringing IN-N-Out Burger to this location.*

*We still have to get the fees paid and wrap up some other issues that are still pending but rest assured we will be pulling the permit as soon as all the I's are dotted and the T's are crossed. I will be involved in this project through its completion and am always available should any issue come up. Once again then you for your help and it is very much appreciated.*

Best Regards,

Brian Fetz

Mayor Cook asked Director of Public Works Steve Freeman to give an update on Nelson Wyatt Road. Steve made comments and answered Council questions. Mr. Chandler made comments.

## **STAFF COMMENTS**

### **City Manager Report or Authorized Representative**

#### Current/Future Agenda Items

*Mr. Chandler thanked Council Member Burgess for her comments regarding the Rockin' 4th of July event. He made comments regarding IN-N-Out Burger and thanked staff for their work on the request of having the plans expedited.*

#### Tourism Update; Theresa Cohagen

*Tourism Manager Theresa Cohagen made a presentation and answered Council questions. Mr. Chandler thanked Theresa and, the website designer, Travis Welborn for their work.*

Quarterly Reports: Mansfield Economic Development Corporation; Mansfield Park Facilities Development Corporation; Planning and Zoning Commission; Public Works; Legal

*No comments were made.*

### **Business Services Department**

[12-0210](#) Presentation of Monthly Financial Report for the Period Ending May 31, 2012

*There were no comments.*

### **TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

**No action taken by the Council.**

### **CONSENT AGENDA**

#### **ITEMS TO BE REMOVED FROM THE CONSENT AGENDA**

[12-0207](#) Minutes - Approval of the June 20, 2012 Special City Council Meeting Minutes

**A motion was made by Council Member Hoffman to approve the June 20, 2012 Special Meeting Minutes as presented. Seconded by Mayor Pro Tem Broseh. The motion CARRIED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

[12-0208](#) Minutes - Approval of the June 25, 2012 Regular City Council Meeting Minutes

**A motion was made by Council Member Hoffman to approve the June 25, 2012 Regular Meeting Minutes as presented. Seconded by Mayor Pro Tem Broseh. The motion CARRIED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

#### **END OF CONSENT AGENDA**

### **PUBLIC HEARING CONTINUATION AND SECOND READING**

[12-0198](#) Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Adopting Speed Limit Change and School Zones on Various Streets Within the City of Mansfield

*Steve Freeman made comments and answered Council questions. Mayor Cook*

*continued the public hearing at 8:19 p.m. With no one wishing to speak, Mayor Cook closed the public hearing at 8:20 p.m.*

**A motion was made by Council Member Hoffman to approve the second reading of "AN ORDINANCE AMENDING CHAPTER 73, OF THE TRAFFIC CODE OF ORDINANCES, CITY OF MANSFIELD, TEXAS, PURSUANT TO SECTION 545.346 OF THE TEXAS TRANSPORTATION CODE CONCERNING THE AUTHORITY TO ALTER SPEED LIMITS ON SPECIFIC STREETS AND HIGHWAYS BEING AN ORDINANCE ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF SECTION 545.356 OF THE TEXAS TRANSPORTATION CODE, REGULATING SPEED LIMITS ON HIGHWAYS AND ROADWAYS, UPON THE BASIS OF AN ENGINEERING AND TRAFFIC INVESTIGATION WITHIN THE CORPORATE LIMITS OF THE CITY OF MANSFIELD AS SET OUT IN THE ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION OF AN EFFECTIVE DATE; AND PROVIDING A PENALTY." Seconded by Mayor Pro Tem Broseh. The motion CARRIED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

## **NEW BUSINESS**

### **12-0212**

Resolution - A Resolution Authorizing a Professional Services Agreement with Gateway Planning Group, Inc. for a Historic Mansfield Master Plan and Other Documents for the Establishment of a Tax Increment Reinvestment Zone for Historic Mansfield for an Amount not to Exceed \$103,600

*Director of Planning Felix Wong made a brief presentation and answered Council questions. Mr. Chandler made comments regarding funding options. Council made comments.*

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

**A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICE AGREEMENT WITH GATEWAY PLANNING GROUP, INC. FOR A HISTORIC MANSFIELD MASTER PLAN AND OTHER DOCUMENTS FOR THE ESTABLISHMENT OF A TAX INCREMENT REINVESTMENT ZONE FOR HISTORIC MANSFIELD FOR AN AMOUNT NOT TO EXCEED \$103,600 AND PROVIDING AN EFFECTIVE DATE**

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

**Seconded by Council Member Newsom. The motion CARRIED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

Enactment No: RE-2827-12

**ADJOURN**

**A motion was made by Council Member Hoffman to adjourn the meeting at 8:29 p.m. Seconded by Council Member Burgess. The motion CARRIED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

\_\_\_\_\_ David L. Cook, Mayor

ATTEST:

\_\_\_\_\_ Vicki Collins, City Secretary