



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft City Council

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Monday, July 28, 2014

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 5:05 p.m.*

**Absent** 1 - Stephen Lindsey

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

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

*Mayor Cook turned the work session over to City Manager Clayton Chandler. Mr. Chandler showed the Council a video of the new tag line for the city "Minutes to Everything, Second to None."*

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

Presentation by Hanover Group

*Mr. Chandler turned the work session over to Hanover Group representative George Schrader. Mr. Schrader made brief comments and introduced Dick LeBlanc. Mr. LeBlanc made a powerpoint presentation on a proposed development. Hanover Group Representative Aaron Duncan spoke about the amenities on the proposed development. Mr. Schrader and Mr. Duncan answered Council questions.*

*Council Member Lindsey arrived at 5:19 p.m.*

#### **RECESS INTO EXECUTIVE SESSION**

*In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 5:53 p.m. Mayor Cook called the executive session to order in the Council Conference Room at 5:58 p.m. Mayor Cook adjourned the executive session at 6:54 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 Drainage Easements

Seek Advice of City Attorney Regarding Procedural Rules of Council for Tabling an Agenda Item

Seek Advice of City Attorney on Legal Considerations in Utilizing Names on Public Structures

**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 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 7:00 p.m.*

**INVOCATION**

*St. John's Lutheran Church Pastor Bill Dasch led the Invocation.*

**PLEDGE OF ALLEGIANCE**

*Pastor Dasch 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 Hoffman led the Texas Pledge.*

**CITIZEN COMMENTS**

*Donald Pierce - 507 Waterlane Drive - Spoke about his opposition to the proposed Wal-Mart.*

*Amy Toombs - 4105 Waterpark Circle - Spoke about her opposition to the proposed Wal-Mart.*

*Jessica McCoy - 705 Waterlane Drive - Spoke about her opposition to the proposed Wal-Mart.*

**COUNCIL ANNOUNCEMENTS**

*Council Member Haynes had no announcements.*

*Council Member Hoffman had no announcements.*

*Council Member Newsom had no announcements.*

*Council Member Lindsey had no announcements.*

*Council Member Burgess congratulated the Fire Department and the Fire Fighters Association for hosting the Texas Fire Fighter Games.*

*Mayor Pro Tem Broseh had no announcements.*

*Mayor Cook had no announcements.*

## **STAFF COMMENTS**

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

#### **Current/Future Agenda Items**

*Mr. Chandler advised the Council about an award the city will be receiving by Texas Municipal League on October 1, 2014 in Houston. He asked the Council to get with City Secretary Vicki Collins if they would like to attend. He stated there would also be a Tarrant Regional Transportation Coalition luncheon on September 10, 2014 and a North Texas Commission luncheon on September 12, 2014 asking them to contact Vicki if they would like to attend those luncheons as well.*

*Director of Community Services Shelly Lanners stated the Mansfield Park Facilities Development Corporation would like to hold a joint work session with the Council on August 11, 2014 regarding Chandler Park improvements.*

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

**There was no action taken by the Council.**

## **CONSENT AGENDA**

**14-0978**

Resolution - A Resolution Authorizing a Contract Between the City of Mansfield, Texas and Tarrant County and the County's Tax Assessor/Collector for the Collection of the City of Mansfield, Texas Tax Collection Services

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

**A RESOLUTION RATIFYING, AND CONFIRMING, THAT THE CITY MANAGER OR HIS DESIGNEE OF THE CITY OF MANSFIELD, TEXAS IS AUTHORIZED TO ENTER INTO A CONTRACT BY AND BETWEEN RON WRIGHT, TARRANT COUNTY TAX ASSESSOR-COLLECTOR, TARRANT COUNTY AND THE CITY OF MANSFIELD FOR THE PROVISION OF TAX COLLECTION SERVICES FOR THE CITY OF MANSFIELD**

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

**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

Enactment No: RE-3024-14

**14-0975**

Minutes - Approval of the July 14, 2014 Regular City Council Meeting Minutes

**A motion was made by Council Member Hoffman to approve the July 14, 2014 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

**ITEMS TO BE REMOVED FROM THE CONSENT AGENDA****14-0980**

Resolution - A Resolution to Award a Contract to Cole Construction, Inc. in the Amount of \$245,900 for the Construction of a Concrete Parking Lot Including Lighting at the Corner of Walnut and West Broad Street

*Mayor Cook removed this item from the consent agenda. Senior Park Planner James Fish answered Council questions.*

**A motion was made by Mayor Cook to approve the following resolution:**

**A RESOLUTION TO AWARD A CONTRACT TO COLE CONSTRUCTION, INC. IN THE AMOUNT OF \$245,900 FOR THE CONSTRUCTION OF A CONCRETE PARKING LOT INCLUDING LIGHTING AT THE CORNER OF WALNUT STREET AND WEST BROAD STREET**

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

**Seconded by Council Member Lindsey. 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-3025-14

**END OF CONSENT AGENDA****PUBLIC HEARING AND FIRST READING**

**14-0976**

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from C-2 to SF-12/22 on Approximately 4.02 Acres Located at 780 Turner Warnell Rd.; Ropo-Tusins Holdings (ZC#14-006)

*Vicki Collins read the caption into the record. Director of Planning Felix Wong made brief comments. Mayor Cook opened the public hearing at 7:15 p.m. With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 7:15 p.m.*

**A motion was made by Mayor Pro Tem Broseh to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO SF-12/22, SINGLE FAMILY RESIDENTIAL DISTRICT CLASSIFICATION, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE." Seconded by Council Member Hoffman. 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

**14-0977**

Ordinance - Public Hearing and First Reading for Zoning Change from C-2 to C-4 on Approximately .35 Acres, Generally Located at 102 West Oak Street and 201 N. Main Street; Luis Alegria (ZC#14-008)

*Vicki Collins read the caption into the record. Felix Wong made brief comments and answered Council questions. Applicant Marisol Alegria made brief comments and answered Council questions. Mayor Cook opened the public hearing at 7:27 p.m. With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 7:27 p.m.*

**A motion was made by Council Member Haynes to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO C-4, DOWNTOWN BUSINESS DISTRICT CLASSIFICATION, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE." 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

**PUBLIC HEARING CONTINUATION AND SECOND READING****14-0960**

Ordinance - Public Hearing Continuation and Second Reading for Zoning Change from 2F to PD for Zero-Lot-Line Homes on Approximately 0.36 Acres Located at the Southeast Corner of South Second Avenue and Alvarado Street; Barmont, LP (ZC#14-005)

*Barmont, LP representative John Montgomery made brief comments. Mayor Cook continued the public hearing at 7:29 p.m. With no one wishing to speak, Mayor Cook closed the public hearing at 7:29 p.m.*

**A motion was made by Council Member Burgess to approve the second reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR ZERO-LOT-LINE HOMES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE." Seconded by Council Member Haynes. 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****14-0979**

Discussion Regarding Approval of 2013 Hotel/Motel Funding Request by Mansfield Invitational Inc.

*In House Legal Counsel Craig Magnuson made brief comments.*

**A motion was made by Council Member Hoffman to approve this agenda item. 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

**ADJOURN**

**A motion was made by Council Member Hoffman to adjourn the meeting at 7:30 p.m. 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

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David L. Cook, Mayor

ATTEST:

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Vicki Collins, City Secretary