



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, July 23, 2018

4:00 PM

Council Chambers

REGULAR MEETING

4:00 P.M. - CALL MEETING TO ORDER

Mayor Cook called the meeting to order at 4:05 p.m.

Present 7 - David Cook; Larry Brose; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

WORK SESSION TO BE HELD IN THE MULTI-PURPOSE ROOM

Discussion Regarding Man House

Mayor Cook turned the work session over to Lisa Sudbury, Interim Director of Planning, who introduced Fred Cauble, the architect who has been working on plans for the Man house.

Mr. Cauble reviewed the work to be done and the costs. He recommended four phases: stabilization of the homestead and barn, restoration of the homestead (air conditioning, lighting, ADA compliance) and barn (an ADA-compliant elevated walkway and ramps), public use areas (toilets, visitor center, and amphitheater), and public use (additional educational structures).

He estimated costs for the house for phase 1 at \$154,256.85 and phase 2 at \$163,845. He estimated costs for the barn phase 1 at \$40,450 and phase 2 at \$71,465. The total estimate for both phases of the house and barn is \$441,208.35. He estimated the cost for the visitor center and restrooms to be \$528,000 and the amphitheater to be \$155/square foot. Mr. Cauble noted that no estimate has been made for a parking lot or utility extensions to the property. He also estimated that moving the cabin from the Cook property to the Man property at about \$37,000. Mr. Chandler said there is also a cabin from the McKnight property.

Staff was instructed to follow up on possibly finding grants to help with the restoration costs before any allocation is made.

Discussion Regarding Dog Park

Matt Young, Parks Director, gave an overview of the background of the dog park project. He asked the council if they want a dog park. Councilmembers Leyman and Short said they do not support a dog park. Mr. Young answered questions about the proposed dog park and funding. He noted that most cities have dog parks and that this is the most requested amenity he receives. He added that a public hearing was held on March 20, 2018 and an online survey was also done to get public input. He

broke down the costs for the dog part as \$25,000 for the master plan, \$50,000 for construction documents, \$280,000 for the parking lot, including walkways, water, and fencing, and \$450,000 for the park itself. He added that maintenance and operations costs for the park would be equivalent to those of a typical neighborhood park.

Mr. Young reviewed the proposed site plan for a dog park at the Man property, noting that this location allows for future connection to the Walnut Creek Linear Trail Extension. He also said this site did not rank high on the list for a proposed veteran's memorial. Mr. Young said that if the council chooses not to do a dog park, the Parks Board will use the funds for another of their projects.

RECESS INTO EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 5:25 p.m. Mayor Cook called the executive session to order in the Council Conference Room at 5:35 p.m. Mayor Cook adjourned the executive session at 6:32 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

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

Discussion Regarding Project #18-11 - Existing Industry Expansion

Discussion Regarding Project #18-13 - Existing Industry Expansion

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

Council Member Broseh gave the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Moore 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 Lewis led the Texas Pledge.

CITIZEN COMMENTS

There were no citizen comments.

COUNCIL ANNOUNCEMENTS

Council Member Leyman had no announcements.

Council Member Short had no announcements.

Council Member Lewis thanked the Utilities staff for their hard work fixing a lift station during the weekend. He recognized the Police Department for a great job done on the lip sync challenge video.

Council Member Moore stated the lip sync video had over one million views. He stated the Firefighters Games that just passed were a great success.

Mayor Pro Tem Newsom had no announcements.

Council Member Broseh had no announcements.

Mayor Cook had no announcements.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

City Manager Clayton Chandler echoed Council announcements.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

No action was taken by the Council.

CONSENT AGENDA

[18-2795](#)

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 Lewis to approve the following resolution:

A RESOLUTION APPROVING, 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 Council Member Moore. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

Nay: 0

Abstain: 0

Enactment No: RE-3482-18

[18-2796](#)

Resolution - A Resolution of the City Council of the City of Mansfield, Texas authorizing a contract between the City of Mansfield, Texas and Tarrant County and the County's Assessor/Collector for the Collection of the South Pointe Public Improvement District Assessment/Collection Services

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

A RESOLUTION APPROVING, 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 SOUTH POINTE PUBLIC IMPROVEMENT DISTRICT COLLECTION SERVICES OF THE CITY OF MANSFIELD

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

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

Aye: 7 - David Cook; Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

Nay: 0

Abstain: 0

Enactment No: RE-3483-18

[18-2797](#)

Minutes - Approval of the July 9, 2018 Regular City Council Meeting Minutes

A motion was made by Council Member Lewis to approve the minutes of the July 9, 2018 Regular City Council Meeting as presented. Seconded by Council Member Moore. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

Nay: 0

Abstain: 0

[18-2798](#)

Minutes - Approval of the July 11, 2018 Special City Council Meeting Minutes

A motion was made by Council Member Lewis to approve the minutes of the July 11, 2018 Special City Council Meeting as presented. Seconded by Council Member Moore. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

Nay: 0

Abstain: 0

ITEMS TO BE REMOVED FROM THE CONSENT AGENDA

[18-2804](#)

Request for Special Event Permit: Mansfield ISD Back to School Bash

Mayor Cook removed this item from the consent agenda. Mansfield Independent School District representative Elizabeth Carmody made brief comments and answered Council questions.

A motion was made by Council Member Newsom to approve the request for special event permit. Seconded by Council Member Leyman. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

Nay: 0

Abstain: 0

END OF CONSENT AGENDA

OLD BUSINESS

[18-2767](#)

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Change of Zoning from PR Pre-Development District to PD Planned Development District for Single-Family Attached Townhomes on Approximately 3.56 Acres Situated in the James Grimsley Survey, Abstract #578, Generally Located at 1802 Mansfield Webb Road; James Johnston of Black Ocean Dev Holdings, LLC (ZC#18-013)

City Secretary Tracy Norr read the caption into the record. Lisa Sudbury made brief comments and answered Council questions. Applicant representative Felix Wong made brief comments and answered Council questions.

A motion was made by Council Member Moore to approve the following ordinance:

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 SINGLE-FAMILY RESIDENTIAL ATTACHED TOWNHOMES, 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

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

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

Aye: 7 - David Cook; Larry Brose; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

Nay: 0

Abstain: 0

Enactment No: OR-2090-18

PUBLIC HEARING AND FIRST READING

[18-2788](#)

Ordinance - Public Hearing and First Reading of an Ordinance Amending the Code of Ordinances for Designated Truck/Commercial Delivery Routes by Removing a Section of US Business Hwy 287 (Main Street) from the Truck Route and Designating it as a Commercial Delivery Route, Adding W. Debbie Lane and FM 157 as a Truck Route and Adding Mouser Way as a Commercial Delivery Route

Tracy Norr read the caption into the record. Director of Public Works Bart VanAmburgh gave a brief presentation and answered Council questions. Police Chief Tracy Aaron and City Attorney Allen Taylor answered Council questions regarding enforcement. Mayor Cook opened the public hearing at 7:39 p.m. With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 7:39 p.m.

A motion was made by Council Member Moore to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD BY AMENDING CHAPTER 71, SECTION 71-23, CITY OF MANSFIELD, TEXAS; DESIGNATING CERTAIN STREETS AS TRUCK ROUTES OR COMMERCIAL DELIVERY ROUTES, PROVIDING A PENALTY OF FINE NOT TO EXCEED THE OF TWO HUNDRED AND FIFTY DOLLARS (\$250.00) FOR EACH OFFENSE AND PROVIDING AN EFFECTIVE DATE, with the maximum fine being up to \$500.00. Seconded by Council Member Leyman. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

Nay: 0

Abstain: 0

PUBLIC HEARING CONTINUATION AND SECOND READING

18-2679

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Zoning Change from SF-7.5/12 to PD for Single-Family Residence Use on Approximately 0.41 Acres Being a Portion of Block 36A, Original Town of Mansfield, Located at 508 W. Kimball Street; Ben Hartman (ZC#18-006)

A motion was made by Council Member Broseh for this item to be withdrawn. Seconded by Council Member Moore. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

Nay: 0

Abstain: 0

18-2786

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from I-1 Light Industrial District to PD Planned Development District for Office and Mini-Warehouse Uses on Approximately 4.36 Acres Situated in the Samuel C. Neill Survey, Abstract No. 1159, Generally Located at 4101 Britton Road; Steven R. Homeyer of Homeyer Engineering, Inc. on Behalf of Kevin Butler of Butler & Butler Construction, LLC (ZC#18-016)

Lisa Sudbury made brief comments. Homeyer Engineering, Inc. representative Steven Homeyer made brief comments and answered Council questions. A Plus Design Group Architects representative Chris Sitler answered Council questions regarding design of the product. Mayor Cook continued the public hearing through second reading at 8:04 p.m. With no one wishing to speak, Mayor Cook closed the public hearing at 8:04 p.m.

A motion was made by Council Member Broseh 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 OFFICE AND MINI-WAREHOUSE USES, 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," with Phase 1 being as requested in the PD and building 2, 3, and 4 be built one per year for the three years following the completion of Phase 1. Seconded by Council Member Leyman. The motion CARRIED by the following vote:

Aye: 5 - Larry Broseh; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

Nay: 2 - David Cook and Brent Newsom

Abstain: 0

NEW BUSINESS

[18-2793](#)

Resolution - A Resolution of the City of Mansfield, Texas Approving a Policy Statement for Tax Abatement

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

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS APPROVING A POLICY STATEMENT FOR TAX ABATEMENT

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

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

Aye: 7 - David Cook; Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

Nay: 0

Abstain: 0

Enactment No: RE-3484-18

ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 8:08 p.m. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

Aye: 7 - David Cook; Larry Broseh; Brent Newsom; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

Nay: 0

Abstain: 0

ATTEST: David L. Cook, Mayor

Tracy Norr, City Secretary