



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Monday, December 11, 2017

7:00 PM

Council Chambers

REGULAR MEETING

7:00 P.M. - CALL MEETING TO ORDER

Mayor Cook called the meeting to order at 7:07 p.m.

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

INVOCATION

First Baptist Church Pastor Kit Van Arsdale 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 Haynes led the Texas Pledge.

PRESENTATION

Salvation Army/Mayoral Red Kettle Challenge Kick-off Presentation - December 16, 2017

Salvation Army Lieutenant Timothy Israel gave an update on the Salvation Army Red Kettle Mayoral Challenge to be held on Saturday, December 16, 2017.

CITIZEN COMMENTS

Don Miller - 1503 Mallard Circle - Mr. Miller spoke in support of agenda item 17-2585 regarding Habitat for Humanity.

Frank Williams - 250 Billingslea Drive - Mr. Williams spoke in support of agenda item 17-2585 regarding Habitat for Humanity.

Kimberly Lawton - 233 Cotton Drive - Ms. Lawton spoke in support of agenda item 17-2585 regarding Habitat for Humanity.

Paul Cash - 203 Hillcrest Street - Mr. Cash spoke in support of agenda item 17-2585 regarding Habitat for Humanity.

Susan Luttrell - 1090 Mitchell Road - Mrs. Luttrell spoke in support of agenda item 17-2585 regarding Habitat for Humanity.

Mayor Cook recognized the following non-speakers in support of agenda item 17-2585:

Gloria Olcott - 253 Billingslea Drive

Gene Clark - 1715 FM 1187

Gene Schramme - 3 Tallon Court

Heather Williams - 250 Billingslea Drive

James P. Stover - 916 Riviera Drive

James Leggs - 3011 Reese Park Drive

Julie Short - 5 Calloway Court

Stoney Short - 5 Calloway Court

COUNCIL ANNOUNCEMENTS

Council Member Lindsey had no announcements.

Mayor Pro Tem Hoffman wished everyone a Merry Christmas.

Council Member Haynes wished everyone a Merry Christmas.

Council Member Moore thanked city staff for their hard work on the Hometown Holidays Event and Parade as well as the Employee Appreciation Banquet. He thanked the Mansfield Independent School District for allowing the city to use their venue for the Employee Appreciation Banquet. He extended an invitation to everyone who would like to participate in ringing the bell for the Salvation Army Red Kettle Mayoral Challenge on Saturday, December 16, at Sams Club. He wished everyone a Merry Christmas.

Council Member Newsom gave a Mansfield High Schools football update and wished everyone a Merry Christmas.

Council Member Broseh had no announcements.

Mayor Cook thanked all the Mansfield Independent School Districts football coaches for their hard work.

STAFF COMMENTS

City Manager Report or Authorized Representative

Current/Future Agenda Items

City Manager Clayton Chandler thanked the citizens for a great year. He wished everyone a Merry Christmas and Happy New Year.

Hometown Holidays Event Update - Matt Young

Director of Parks and Recreation Matt Young gave a recap on the Hometown Holidays Event and Parade.

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)

Kimley-Horn Associates representative Sara Beth White requested this item be tabled to January 8, 2017.

A motion was made by Council Member Lindsey to table this agenda item to the January 8, 2018 Regular Meeting. 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

PUBLIC HEARING CONTINUATION AND SECOND READING

17-2571

Ordinance - Public Hearing Continuation and Second 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)

Mayor Cook recused himself from this agenda item and turned it over to Mayor Pro Tem Hoffman.

Applicant representative Felix Wong made brief comments addressing the previous sewer line and drainage concerns and answered Council questions. Mayor Pro Tem Hoffman continued the public hearing through second reading at 7:53 p.m. The following person spoke:

Rita Reyes - 301 E. Broad Street - Opposed

Mayor Pro Tem Hoffman recognized the following non-speakers in support:

Stoney Short - 5 Calloway Court

Julie Short - 5 Calloway Court

With no one else wishing to speak, Mayor Pro Tem Hoffman closed the public hearing at 7:55 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, RETAIL, ARTIST STUDIO, AND LIVE-WORK UNIT USES; RETAINING THE EXISTING HISTORIC LANDMARK OVERLAY DISTRICT; 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 Moore. 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

NEW BUSINESS

17-2580

Review and Consideration of a Detailed Site Plan for a 17,844 sq. ft. Two-story Medical Office Building on 1.159 Acres Located at 2925 E. Broad Street; Jeremy Pearce of Environments for Health Architecture on Behalf of Jeff Brockette of TRA Mansfield/Texas Retina (DS#17-003)

Health Architecture representative Jeremy Pearce gave a power point presentation.

A motion was made by Council Member Newsom to approve the detailed site plan. Seconded by Council Member Broseh. 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

17-2585

Ordinance - First 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

Acting City Secretary Susana Marin read the caption into the record. Council Members made brief comments.

A motion was made by Mayor Pro Tem Hoffman to approve the first 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 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

[17-2586](#)

Ordinance - An Ordinance Authorizing the Issuance and Sale of City of Mansfield, Texas Combination Tax and Revenue Certificates of Obligation, Series 2018, in the Aggregate Principal Amount of Not to Exceed \$17,000,000; Levying a Tax in Payment Thereof; Prescribing the Form of Said Certificates; Awarding the Sale of the Certificates; Approving the Official Statement; Approving an Engagement Letter; and Enacting Other Provisions Relating Thereto (Note: City Council will Postpone Consideration of this Ordinance to the January 22, 2018, Regular City Council Meeting)

Deputy City Manager Peter Phillis requested this item be tabled to the January 22, 2018 Regular City Council Meeting.

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

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

Nay: 0

Abstain: 0

RECESS INTO EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 8:09 p.m. Mayor Cook called the executive session to order in the Council Conference Room at 8:13 p.m. Mayor Cook adjourned the executive session at 8:17 p.m.

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

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

RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Cook reconvened into regular business session at 8:19 p.m.

TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

[17-2582](#)

Board Appointment: Appoint Chairman and members of the Board of Directors of the Tax Increment Reinvestment Zone Number One (The Reserve)

A motion was made by Council Member Newsom to make the following appointments to the Board of Directors of the Tax Increment Reinvestment Zone Number One: Cory Hoffman as Chairman to serve a one-year term; Larry Broseh, Terry Moore, and Darryl Haynes as members to serve a two-year term; and, Alberto Mares as a representative of Ellis County and Jeni McGarry as a representative of Tarrant County. Seconded by Council Member Lindsey. 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

[17-2583](#)

Board Appointment: Appoint Chairman and members of the Board of Directors of the Tax Increment Reinvestment Zone Number Two (Historic Mansfield)

A motion was made by Council Member Broseh to make the following appointments to the Board of Directors of the Tax Increment Reinvestment Zone Number Two: Cory Hoffman as Chairman to serve a one-year term; David Cook, Brent Newsom, and Darryl Haynes as members to serve a two-year term. 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

ADJOURN

A motion was made by Mayor Pro Tem Hoffman to adjourn the meeting at 8:21 p.m. 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

David L. Cook, Mayor

ATTEST:

Susana Marin, Acting City Secretary

