



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council

Wednesday, June 6, 2018

5:30 PM

Multi-Purpose Room

SPECIAL MEETING

5:30 P.M. - CALL MEETING TO ORDER

Mayor Cook called the meeting to order at 5:30 p.m.

WORK SESSION TO BE HELD IN THE MULTI-PURPOSE ROOM

A. Orientation and Training

City Attorney Allen Taylor explained the purpose of cities. He talked about the city manager form of government and the role of the city council. He discussed the difference between ordinances and resolutions. He reviewed the council's adopted Rules of Council and noted that the council is to communicate with the City Manager's office rather than directly with departments/employees.

Mr. Taylor also discussed open meetings and noticing times. He said the city manager sets the agenda. The mayor can add items to an agenda, and a "rule of three" applies if a council member wants an item put on the agenda. He discussed numbers needed for quorum and/or specific votes. The reasons allowed under state law for executive sessions were listed. Mr. Taylor cautioned council members about communicating outside of meetings, particularly daisy-chaining. He advised members not to attend board meetings and told them not to speak if they do attend. Records management and the use of personal devices for city business was reviewed. Ethics and conflict of interest requirements were discussed. Mr. Taylor also reviewed insurance, liabilities, and risk avoidance.

Mr. Taylor also taught the difference between zoning (land use), which is discretionary and platting (land design). He said that noticing is critical in zoning issues. He urged council members not to explain their votes at the council table. He said plats are mostly engineering and must be approved if they meet regulations. Variances give discretion and are for performance standards. He noted the difference between Planned Developments (negotiable on both sides) and vested rights. He said the ZBA is a quasijudicial board and members cannot have contact with applications outside of the meeting. All evidence is to be presented in public meetings.

Mr. Taylor briefly referenced the 4A and 4B boards. He noted both are subject to the open meetings act.

B. Strategic Plan

Staff Update of the 10 yr. Plan with Emphasis on Capital Improvements and Fiscal Impacts

Deputy City Manager Peter Phillis reviewed the general fund and the assumptions and projections that are used in developing the budget. He said the strategic plan creates expectations and gives "stress points" for balancing the budget.

City Manager Clayton Chandler used "buckets" to show the projected amounts available in each year of the capital plan. He noted that the projections show about \$4 million new revenue in 2019. There is about \$10 million that can be spent on projects. A list of unfunded projects was distributed. Mr. Chandler said that the first three projects on the list would fill the 2019 bucket.

Council members discussed options of splitting the new money for taxpayer relief, looking at homestead exemptions at different rates, and paying off debt early. Putting major capital projects on a ballot and creating special services districts were suggested. It was noted that services will be diminished if tax rates are cut. Offsetting bond payments with homestead exemptions was suggested.

Roads were identified as an essential need. Day Miar Road from Broad to Seeton was identified as a priority in the unfunded projects. It was suggested that higher priority be given for streets used primarily by Mansfield residents. Discussion was held about needs, in addition to traffic flow, that this street project would meet. Public Works Director Bart VanAmburgh noted that major street projects take about two years to complete. One year for planning and design and one for construction. Discussion was held about moving the South Holland Street improvements from 2020 to 2019 and moving the Day Miar Road improvements to 2020. Mr. VanAmburgh said both are under design and the change could be made. Mayor Cook asked that the Street Capital plan be sent to all council members.

Future work sessions were discussed. The next work session will be held on June 27 at 5 p.m. to further discuss the strategic plan and the funding priorities.

RECESS INTO EXECUTIVE SESSION

The council did not recess into executive session.

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

ADJOURN

Mayor Cook adjourned the meeting at 9:59 p.m.

ATTEST: David L. Cook, Mayor

Tracy Norr, City Secretary