



# CITY OF MANSFIELD

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

## Meeting Minutes - Final

### City Council

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Wednesday, June 27, 2018

5:00 PM

Multi-Purpose Room

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#### SPECIAL MEETING

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

*Mayor Cook called the meeting to order at 5:10 p.m.*

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

Continued Discussion of Capital Improvement Program and Fiscal Impact

*City Manager Clayton Chandler introduced the agenda.*

*Scott Welmaker, Mansfield Economic Development Director, reviewed the projects that have been done during his 10-year tenure with the city. He said there is not a formula used when approving projects but there are parameters established which allows for flexibility. He reviewed a 20-year cash-flow worksheet. Richard Nevins, assistant director, said that the MEDC plans to focus on infrastructure of the industrial park and to sell the land. He said hotel development and industry expansions are also priorities. When asked if MEDC can look into business office parks, he replied that the law was written for industrial purposes.*

*Matt Young, Director of Parks and Recreation, reviewed MPFDC projects. He talked about the trail along Main Street, which led to a discussion about truck routes. Mr. Young answered questions about the dog park. The location of downtown restrooms and possible development of other downtown properties was considered. Mr. Young presented the 10-year strategic plan for parks, noting that there will be a negative balance due to operations of facilities if the current trend continues.*

*The "buckets" for the next three years were reviewed. Bart VanAmburgh discussed recommendations for street improvements. Questions were answered regarding street standards, asphalt versus concrete, the state bridge program, and future priorities.*

*The potential to issue bonds to pay for street improvements was suggested. It was noted that \$40 million in bonds is about 4.85 cents (or 3 cents based on valuation and growth).*

*Other unfunded projects and incentives were listed.*

*Mayor Cook said he believes the Man House renovations should be tied to the dog park development. He suggested having the consultant at the next dog park discussion.*

*Mayor Pro Tem Newsom said if a bond is issued, he would like to see the new police*

*department headquarters moved up on the priority list.*

*Council Member Lewis said he sees the need for the sports complexes if growth continues. He discussed aging facilities, public/private partnerships, and the need for more land.*

*Council Member Short said the top priorities need to be roads, police, and fire.*

*Council Member Broseh reminded everyone that there are commitments for TIRZ and incentives, so that needs to be considered in developing the priorities.*

*The next work session was scheduled for July 11, 2018.*

### **RECESS INTO EXECUTIVE SESSION**

*In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 8:36 p.m. Mayor Cook called the executive session to order in the Council Conference Room at 8:40 p.m. Mayor Cook adjourned executive session at 9:27 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**

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

### **ADJOURN**

*The meeting adjourned at 9:27 p.m.*

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ATTEST: David L. Cook, Mayor

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Tracy Norr, City Secretary