



CITY OF MANSFIELD

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

Meeting Minutes - Final

City Council

Wednesday, July 11, 2018

5:00 PM

Multi-Purpose Room

SPECIAL MEETING

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

Mayor Cook called the meeting to order at 5:09 p.m.

WORK SESSION TO BE HELD IN THE MULTI-PURPOSE ROOM

A. Continued Discussion of Capital Improvement Plan and Fiscal Impacts

City Manager Clayton Chandler showed a short video from the CVB which is a summer review. He then outlined the agenda

Upcoming work session items were reviewed and dates set for those items.

Dialogue on the capital items continued. The "unfunded projects were reviewed and then prioritized into the "buckets" for 2019, 2020, and 2021. Public Works Director Bart VanAmburgh discussed street priorities. Local Transportation Issues Subcommittee Chairman Larry Broseh said the subcommittee recommends proceeding with Seeton Road, South Holland Road, and miscellaneous street improvement projects during 2019. Police Chief Tracy Aaron explained the requested police/fire training facility. Fire Chief Barry Bondurant discussed the need for the fire station and apparatus.

Councilmember Leyman asked about the \$4 million new money identified in the upcoming budget proposals. He said he would like to discuss giving some of the money back to the taxpayers. Mr. Chandler said one of the contract issues to be discussed in executive session will affect the use of that \$4 million. He said there are also operation costs that will need to come from those funds. The effect of lowering tax rates was discussed.

B. Discussion Regarding Possible Bond Election

A potential bond election was discussed. Mr. Chandler told the council that if an item is put on a ballot and fails, the city cannot issue Certificates of Obligation for that item for three years. Timing, possible legislative actions, TAD values, and the difference between issuing bonds or certificates of obligation were noted. Bond ratings were explained. A potential tax rate reduction and homestead deductions were also discussed.

Fire response time and the proposed wayfinding signs were discussed. The dog park and phases of restoration for the Man house were reviewed. A downtown master plan, consisting of a parking analysis and zoning ordinance, was reviewed. Councilmember

Leyman said he would like to have a work session to discuss the block where The Lot is located. Phases of the Man House renovation were highlighted. The need for sports complexes and future parks was discussed.

It was noted that if a bond election is the bond presentation and the paperwork need to begin. Mr. Chandler said the bond presentation will be held the week following the election, and a bond rating will not be done. The possible effects of the election on the bond rating were noted. The items to be put on a bond election were discussed. The amount of the bond and the tax rate were discussed. Mayor Cook asked if the bond could be issued in partial amounts over a number of years and the tax rate set to rise as the debt is issued. Mr. Chandler said he would need to get clarification from the bond counsel if it could be written that way and create an obligation for future councils. The council also discussed paying off bonds early. Options for issuing bonds without raising the tax rate were talked about. The concerns about legislative action and tax/revenue caps were raised.

The consensus was to call a bond election in November. A five year capital plan will be drafted for review. A marketing plan for the bond needs to be decided upon. Mr. Chandler reminded the council that they cannot expend any city funds in trying to get the bond passed. Mr. VanAmburgh expressed concern about getting the appropriate costs in time.

RECESS INTO EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 8:12 p.m. Mayor Cook called the executive session to order in the Council Conference Room at 8:20 p.m. Mayor Cook adjourned the executive session at 10:28 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

ADJOURN

ATTEST: David L. Cook, Mayor

Tracy Norr, City Secretary