

City of Mansfield
MINUTES OF REGULAR PUBLIC MEETING
August 9, 2010

The Board of Aldermen met in regular session on Monday, August 9th, in Mansfield City Hall, located at 705 Polk Street. Mayor McCoy called the meeting to order at 4:30 p.m., after which an **Invocation** was offered by Alderman Joseph Hall, Jr. The Pledge of Allegiance was led by Alderman G. B. Hall III. Following the pledge, the roll was called by the City Clerk and these officials were recorded as **Present**: Honorable Curtis W. McCoy, G. B. Hall III –District **A**, Troy N. Terrell –District **B**, Joseph Hall, Jr. –District **D**, and Alvin R. Woodley –District **E**. **Absent**: Mitchell L. Lewis–District **C**. **Press Present**: Coleman Robison (**The Enterprise**) and Vickie Welborn (**The Times**).

It was MOTIONED by ALVIN R. WOODLEY and SECONDED by JOSEPH HALL, JR. to approve the minutes of the **July 26, 2010** regular city council meeting and to dispense with the reading. Passed Unanimously.

It was MOTIONED by G. B. HALL III and SECONDED by TROY N. TERRELL to pay current outstanding bills for this period. Passed Unanimously.

The Mayor next opened the floor to hear public comments from those in attendance to any item outlined on the meeting agenda. When none were offered, the **Public Comments Period** was then closed.

Old Business: None.

New Business:

Item A: It was MOTIONED by G. B. HALL III and SECONDED by JOSEPH HALL, JR. to approve **Change Order No. 1** as submitted by **Milco Utilities, Inc.** for Wastewater (sewer) Collection System Improvements at the DeSoto Plaza Shopping Center. This was an additive change order adding **\$6,000** to the original contract price of \$116,414.50. The new adjusted contract price to date is thereby increased to \$122,414.50. This additional cost will convert the present lift station (wet well) into an intercepting manhole. Passed Unanimously.

Item B. It was MOTIONED by JOSEPH HALL, JR and seconded by G. B. HALL III to take under advisement the request of Ms. **Allie B. Campbell** to situate a metal, portable building on city-owned property located at **873 Louise Street** to be used for commercial purposes. This property was formerly the site of a gas station/convenience store (Hi-Lo Grocery Store). Alderman Woodley explained to Ms. Campbell that this request will be communicated to the City's legal counsel. The matter would then be investigated to make certain that the City would be within its authority to offer this property for rent or lease. Ms. Campbell's owns an eaterie called '**Campbell Soul Café**' and would like to enter into a lease/rental agreement with the City to reopen her business. Ms. Campbell was formerly renting a commercial space at 308 Louise Street, but for his own reasons, the landlord broke the rental agreement abruptly, leaving Ms. Campbell to seek other avenues for relocating her operations . This matter is slated for further discussion at the council's August 23rd meeting. Passed Unanimously.

Item C. At this time, a presentation was offered from Mr. **James "Jim" Hagan, Jr.** of BALAR Associates, Inc. apprising the Mayor, City Council and attendants of the status of various infrastructure improvements currently under construction. At this point, contractors are

at about the midway point of an approximate \$9.6 million upgrade to the City's water and wastewater systems. Improvements to the City's water distribution system were designed to be performed in two (2) phases and will include upgrades to water mains and water meters, as well as the installation of emergency generators and some modernization of the water treatment plant. Roughly 27 miles of water lines are being replaced throughout the City. Additionally, the installation of automated water meters will allow meter readers to perform 'drive-by' readings instead of having to manually read each one. The water distribution system improvements are being underwritten through funds generated from a half-percent sales tax passed through a special election held in October 2008. Phase 2 of this particular project is slated to commence within the next couple of months. Improvements to the City's sewer collection system are being funded through more than \$1 million in federal stimulus money. Finally, the City was awarded a federal grant of better than \$872,000 to fund improvements to the City's sewer treatment plant. However, a portion of this work is not coming without some complaints. Constituents in some districts are complaining about the condition contractor's are leaving their property in after the repairs and upgrades are made. To that end, Hagan assured the Mayor and aldermen that contractors would not leave until "everybody is satisfied." Hagan later commented that complaints should be addressed as the work progresses.

Item D. No other new business discussed.

Next on the agenda was the reception of reports from the City's Department Heads. Public Works Director, **Jim Ruffin**, was first up to report on the status of the various contractors performing infrastructure improvements in the City. To date, Wicker Construction, Inc. is roughly 60% complete with their work. Another contractor, TGS Contractors, Inc. was engaged to install three (3) emergency generators at various specified locations within the City. At this point, they have installed two (2) generators –one at the Stanley Booster Station and the other at the South Mansfield Booster Station. The third generator for the water treatment plant at Toledo Bend, Jim has learned, is not slated for installation until late early October. Trenchless Methods, Inc., the contractor awarded the contract for city-wide improvements to our wastewater collection system, is about 85% complete. Thielsch Group, Inc. was awarded the contract to install new water meters within a large percentage of the City's corporate limits. To date, they have installed 2000 meters and are roughly 35% complete with their work. Finally, Milco Utilities, Inc., the contractor hired to perform improvements to the sewer system at the DeSoto Plaza Shopping Center, is approximately 22% complete with this project. They have been given a scheduled completion date of August 19, 2010. The next department head to report was Fire Chief, **Lee Shaver**. Chief Shaver informed the Council that they will temporarily lease a fire pumper truck from the company (Pierce Mftg., Inc.) where the new fire truck was purchased. This will be the arrangement until the new truck has been repaired from an accident that occurred on July 24th. The last department head to report was Police Chief, **Don English**. Chief English commented on the apparent success of this year's **National Night Out** event, in spite of the heat. All the aldermen but one, hosted block parties to promote this national event. On a separate matter, Chief English remarked that truck traffic on Polk and Washington Streets has increased

tremendously. Also, he has discovered that some of the operators of these oversized vehicles are not obeying the '*rules of the road*'. They are frequently found running traffic lights. He said they would be issued citations whenever they are found in violation of city codes and ordinances, with no exceptions.

During the **Comment Period** for the Mayor and Council Members, Mayor McCoy commented that construction of the recreational park/ball field situated behind the new Wal Mart Shopping Plaza is well underway. The LA Army National Guard has been instrumental in helping the City to perform necessary site work and assist with the construction of the park's restrooms and concession stand. Mayor McCoy asked the city clerk to comment on plans to '*revamp*' the old DeSoto Plaza Shopping Center. The owners of the plaza have communicated to the Mayor that they have tenants under contract enough to fill all the store vacancies. In closing, Alderman Woodley asked the council and attendants for prayer for Alderman Mitchell Lewis, who was absent from this meeting due to the recent onslaught of some health problems.

With no further business to discuss, the meeting adjourned at 5:03 p.m., by MOTION from JOSEPH HALL, JR. and was SECONDED by ALVIN R. WOODLEY. Passed Unanimously.

Curtis W. McCoy, *Mayor*
Marvin R. Jackson, *Clerk*