



# CITY OF MANSFIELD

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

## Meeting Minutes - Final

### City Council

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Monday, October 24, 2022

2:00 PM

Council Chambers

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#### REGULAR MEETING

#### 2:00 P.M. - CALL MEETING TO ORDER

*Mayor Evans called the meeting to order at 2:00 p.m.*

**Present** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

#### WORK SESSION

Discussion Regarding Legislative Issues

*Mayor Evans spoke on discussing Mansfield's legislative priorities with local state representatives to prepare for the upcoming legislative session. There was general discussion amongst Council regarding their priorities. As the city's voting delegate at the recent Texas Municipal League Conference, Council Member Bounds touched on matters of concern and discussed the resolutions voted on and approved during the conference. Chief Financial Officer Troy Lestina answered questions.*

#### RECESS INTO EXECUTIVE SESSION

*In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 2:35 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 2:35 p.m. Mayor Evans recessed the executive session at 6:55 p.m.*

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

Seek Advice of City Attorney Regarding Pending Litigation – Cause No. 348-270155-14

Seek Advice of City Attorney Regarding Pending Litigation – Cause No. 3:20-CV-2061-N-BK

Seek Advice of City Attorney Regarding Grand Prairie Boundary Adjustment

Seek Advice of City Attorney Regarding Athletic Complex Improvement Contracts

Seek Advice of City Attorney Regarding Shops at Broad Bankruptcy

Seek Advice of City Attorney Regarding the Notice of Intention to Issue Certificates of Obligation

Seek Advice of City Attorney Regarding Fire Station No. 5

Seek Advice of City Attorney Regarding ARP Funding

Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda

**Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072**

Land Acquisition for Future Development

**Personnel Matters Pursuant to Section 551.074**

City Manager Evaluation

City Secretary Evaluation

**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**

Economic Development Project #21-01

Economic Development Project #21-28

Economic Development Project #22-01

Economic Development Project #22-24

**6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**

**7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

*Mayor Evans reconvened the meeting into regular business session at 7:06 p.m.*

**INVOCATION**

*Pastor Jeremiah Sarvis of Rush Creek Church - Mira Lagos Campus gave the Invocation.*

### **PLEDGE OF ALLEGIANCE**

*Council Member Lewis led the Pledge of Allegiance.*

### **TEXAS PLEDGE**

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

*Mayor Pro Tem Tonore led the Texas Pledge.*

### **PROCLAMATION**

[22-4986](#)

Dysautonomia Awareness Month

*Mayor Evans read and presented the proclamation to Bree Smart-McGowan.*

[22-5013](#)

National Code Compliance Month

*Mayor Evans read and presented the proclamation to the Mansfield Code Compliance team. Director of Regulatory Compliance Nicolette Ricciuti recognized Code Compliance Officer Justin Bradford for receiving the American Association of Code Enforcement 2022 Rising Star Award.*

### **PRESENTATION**

Salvation Army Red Kettle Mayoral Challenge Awards

*Salvation Army Lt. Konstantin Maslenikov spoke on the Mayoral Red Kettle Challenge and presented the 2021 1st Place Mayoral Challenge Award to Mayor Evans and the City of Mansfield. He also presented Mayor Evans with the 2021 Rookie of the Year Award and presented City Secretary Susana Marin with the Mayoral Challenge 2021 MVP Award.*

### **RECOGNITION**

Recognition of the Mansfield Public Library's Acceptance of a Grant for a Mobile Makerspace

*Mayor Evans recognized the Mansfield Public Library for receiving a \$23,500 grant from the Institute of Museum and Library Services and Texas State Library and Archives Commission for a Mobile Makerspace.*

### **CITIZEN COMMENTS**

*Tim Milligan, 1035 Cypress Pt. - Mr. Milligan spoke on the Veterans Benefits Seminar.*

**COUNCIL ANNOUNCEMENTS**

*Council Member Short honored resident Adam Pfeil, the Texas Chapter President of Gift of Adoption, who received a Congressional Award for helping to complete the adoptions of vulnerable children.*

*Mayor Evans thanked the library team and Friends of the Library for all the work they do and spoke on the Evening with the Author event and the dinner provided by Savvy's.*

**STAFF COMMENTS**

**City Manager Report or Authorized Representative**

Current/Future Agenda Items

Update on Stillwater Townhome Project

*Assistant City Manager Matt Jones provided a brief update on a tree preservation plan at the Stillwater development and answered Council questions.*

**Communications Department Report**

[22-5009](#) Departmental Quarterly Reports

*Staff was available for questions.*

**TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

*No action was taken.*

**CONSENT AGENDA**

[22-4991](#) Resolution - A Resolution Authorizing the Purchase of Property Located at 508 W. Broad Street for the Walnut Creek Linear Park Trail System

**A motion was made by Council Member Lewis to approve the following resolution:**

**A RESOLUTION AUTHORIZING THE PURCHASE OF PROPERTY LOCATED AT 508 W. BROAD STREET FOR THE WALNUT CREEK LINEAR PARK TRAIL SYSTEM**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3927-22

[22-4998](#)

Resolution - A Resolution to Consider Executing a Consultant Agreement with Accessology Too, LLC of McKinney, Texas in the Amount of \$104,500 for Professional Services Related to the Creation of an ADA Transition Plan for Parks and Recreation Facilities

**A motion was made by Council Member Lewis to approve the following resolution:**

**A RESOLUTION TO CONSIDER EXECUTING A CONSULTANT AGREEMENT WITH ACCESSOLOGY TOO, LLC OF MCKINNEY, TEXAS IN THE AMOUNT OF \$104,500 FOR PROFESSIONAL SERVICES RELATED TO THE CREATION OF AN ADA TRANSITION PLAN FOR PARKS AND RECREATION FACILITIES**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3928-22

[22-5000](#)

Resolution - A Resolution Amending the Bylaws of the Keep Mansfield Beautiful Commission

**A motion was made by Council Member Lewis to approve the following resolution:**

**A RESOLUTION AMENDING THE BYLAWS FOR THE KEEP MANSFIELD BEAUTIFUL COMMISSION**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3929-22

[22-5002](#)

Resolution - A Resolution Authorizing a Change Order to the Contract with Blackrock Construction for the Hwy. 287 Utility Relocation Improvements and Authorizing Additional Funding for an Amount Not to Exceed \$279,440.36

(Utility Fund)

**A motion was made by Council Member Lewis to approve the following resolution:**

**A RESOLUTION AUTHORIZING A CHANGE ORDER TO THE CONTRACT WITH BLACKROCK CONSTRUCTION FOR THE HWY. 287 UTILITY RELOCATION IMPROVEMENTS AND AUTHORIZING ADDITIONAL FUNDING FOR AN AMOUNT NOT TO EXCEED \$279,440.36**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3930-22

[22-5003](#)

Resolution - A Resolution Awarding Eleven-Month Renewable Contracts to the Lowest and Best Bids for the Individual Supply of Eight Different Water Treatment Chemicals for the Bud Ervin Water Treatment Plant

**A motion was made by Council Member Lewis to approve the following resolution:**

**A RESOLUTION AWARDDING ELEVEN-MONTH RENEWABLE CONTRACTS TO THE LOWEST AND BEST BID FOR THE INDIVIDUAL SUPPLY OF EIGHT DIFFERENT WATER TREATMENT CHEMICALS FOR THE BUD ERVIN WATER TREATMENT PLANT**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3931-22

[22-5010](#)

Resolution - A Resolution Authorizing a Contract with Trinity River Authority for Industrial Sampling and Analytical Services

**A motion was made by Council Member Lewis to approve the following resolution:**

**A RESOLUTION AUTHORIZING A CONTRACT WITH THE TRINITY RIVER AUTHORITY FOR INDUSTRIAL SAMPLING AND ANALYTICAL SERVICES**

(Resolution in its entirety located in the City Secretary's Office)

**Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3932-22

[22-5011](#)

Resolution - A Resolution by the City Council of the City of Mansfield, Texas, Authorizing the City Manager to enter into an Interlocal Agreement with the City of Arlington for the Purpose of Cooperative Purchase of Goods, Products, and/or Services

**A motion was made by Council Member Lewis to approve the following resolution:**

**A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE CITY OF ARLINGTON, TEXAS, FOR THE PURPOSE OF COOPERATIVE PURCHASE OF GOODS, PRODUCTS AND/OR SERVICES**

(Resolution in its entirety located in the City Secretary's Office)

**Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3933-22

[22-4995](#)

Request for Special Event Permit: 2022 Veterans Day Parade and Salute

**A motion was made by Council Member Lewis to approve the request for special event permit. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

[22-4996](#)

Request For Special Event Permit: Mansfield Turkey Trot

**A motion was made by Council Member Lewis to approve the request for special event permit. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

[22-5006](#)

Request For Special Event Permit: B.A. Angus Agriculture, LLC

**A motion was made by Council Member Lewis to approve the request for special event permit. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

[22-5008](#)

Minutes - Approval of the October 10, 2022 Regular City Council Meeting Minutes

**A motion was made by Council Member Lewis to approve the minutes of the October 10, 2022 Regular City Council Meeting. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

**ITEMS TO BE REMOVED FROM THE CONSENT AGENDA**

[22-4997](#)

Resolution - A Resolution to Consider Amending the Consultant Agreement with Kimley-Horn and Associates, Inc. in the amount of \$140,000 for Additional Design, Engineering and Construction Documents Related to Phase 3B of the Walnut Creek Linear Park Trail System

*Council Member Broseh removed the item from the consent agenda. Executive Director of Community Services Matt Young presented the item.*

**A motion was made by Council Member Broseh to approve the following resolution with the revision of changing the amount to \$110,000.00:**

**A RESOLUTION TO CONSIDER AMENDING THE CONSULTANT AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. IN THE AMOUNT OF \$110,000 FOR ADDITIONAL DESIGN, ENGINEERING AND CONSTRUCTION DOCUMENTS RELATED TO PHASE 3B OF THE WALNUT CREEK LINEAR PARK TRAIL SYSTEM**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Council Member Lewis. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: RE-3934-22

[22-4999](#)

Resolution - A Resolution Authorizing Funding in an Amount Not to Exceed \$110,000.00 and Approval of Contracts, Including Design Services with Parkhill, to Prepare Cardinal Road Right Turn Lane at FM 1187 for Public Bidding and Construction (Street Bond Fund)

*Council Member Lewis removed the item from the consent agenda. Director of Public Works Bart VanAmburgh answered Council questions.*

**A motion was made by Council Member Short to approve the following resolution:**

**A RESOLUTION AUTHORIZING FUNDING IN AN AMOUNT NOT TO EXCEED \$110,000.00 AND APPROVAL OF CONTRACTS, INCLUDING DESIGN SERVICES WITH PARKHILL, TO PREPARE CARDINAL ROAD RIGHT TURN LANE AT FM 1187 FOR PUBLIC BIDDING AND CONSTRUCTION (STREET BOND FUND)**

**(Resolution in its entirety located in the City Secretary's Office)**

**Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

**Aye:** 6 - Larry Broseh;Julie Short;Mike Leyman;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 1 - Casey Lewis

**Abstain:** 0

Enactment No: RE-3935-22

[22-5005](#)

Resolution - Authorizing Publication of Notice of Intention to Issue Certificates of Obligations; Approving the Preparation of a Preliminary Official Statement and a Notice of Sale; and Providing for the Effective Date Thereof

*Council Member Leyman removed this item from the consent agenda. Troy Lestina presented the item.*

**A motion was made by Council Member Leyman to approve the following resolution:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; APPROVING THE PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT AND A NOTICE OF SALE; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF**

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Short. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: RE-3936-22

**END OF CONSENT AGENDA**

**OLD BUSINESS**

[22-4948](#)

Ordinance - An Ordinance of the City of Mansfield, Texas, Authorizing the Conveyance of Approximately 46 Acres of City Owned Real Property; Authorizing the City Manager to Execute all Documents Necessary to Complete the Transaction; and Providing an Effective Date

*Executive Director of Economic Development Jason Moore presented the item.*

A motion was made by Council Member Lewis to approve the following ordinance, authorizing the sale of the 46 acres to Crystal Windows as discussed in executive session:

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF APPROXIMATELY 46 ACRES OF CITY OWNED REAL PROPERTY; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS NECESSARY TO COMPLETE THE TRANSACTION; AND PROVIDING AN EFFECTIVE DATE**

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Council Member Bounds. The motion CARRIED by the following vote:

Aye: 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

Nay: 0

Abstain: 0

Enactment No: OR-2274-22

**PUBLIC HEARING**

[22-4993](#)

Public Hearing - Public Hearing and Considerations for a Request for a Specific Use Permit for an Eating Place with Drive-through Service on

Approximately 1.567 acres being Lot 1R, in Block 1, of Hunters Pointe Addition, an Addition in Tarrant County Texas Recorded Under Doc. No. D218247118, Located at 1831 E. Broad St; SSB Designs, Inc, Designer, and Flying Squirrel Coffee Company Proposed Tenant (SUP 22-005)

*Director of Planning Jason Alexander presented the item.*

*Mayor Evans opened the public hearing at 7:57 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 7:57 p.m.*

**A motion was made by Council Member Leyman to approve the request for a specific use permit. Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

[22-4994](#)

Ordinance - Public Hearing to Consider Proposed Amendments to the provisions Section 155.073 of the Mansfield Code of Ordinances Related to Block Size, to Clarify the Requirements for Underground Utilities; to Clarify the Requirements for Building Façade Lengths; to Add Architectural and Urban Design Standards to Promote Visual Variety; and to Provide Definitions Related to the Same Regarding the S, South Mansfield Form-based Development District (OA#22-008)

*Jason Alexander presented the item and answered Council questions.*

*Mayor Evans opened the public hearing at 8:15 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:15 p.m.*

**A motion was made by Council Member Lewis to approve the following ordinance:**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AMENDING CHAPTER 155, "ZONING," OF THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD, TEXAS, TO AMEND PROVISIONS OF THE S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT TO MODIFY STANDARDS RELATED TO BLOCK SIZE; TO CLARIFY THE REQUIREMENTS FOR UNDERGROUND UTILITIES; TO CLARIFY THE REQUIREMENTS FOR BUILDING FACADE LENGTHS; TO ADD ARCHITECTURAL AND URBAN DESIGN STANDARDS TO PROMOTE VISUAL VARIETY; AND TO PROVIDE NEW DEFINITIONS RELATED TO THE SAME; 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**

(Ordinance in its entirety located in the City Secretary's Office)

**Seconded by Council Member Short. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: OR-2275-22

[22-5012](#)

Ordinance - Public Hearing on an Ordinance of the City Council of the City of Mansfield, Texas, Designating a Geographic Area Within the City as a Tax Increment Reinvestment Zone Pursuant to Chapter 311 of the Texas Tax Code, to be Known as Reinvestment Zone Number Three, City of Mansfield, Texas; Describing the Boundaries of the Zone; Creating a Board of Directors for the Zone and Appointing Members of the Board; Establishing a Tax Increment Fund for the Zone; Containing Findings Related to the Creation of the Zone; Providing a Date for the Termination of the Zone; Providing that the Zone Take Effect Immediately Upon Passage of the Ordinance; Providing a Severability Clause; And Providing an Effective Date

*Matt Jones presented the item and answered Council questions. Mary Petty, P3 Works, spoke on the item.*

*Mayor Evans opened the public hearing at 8:24 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:24 p.m.*

**A motion was made by Council Member Short to approve the following ordinance:**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, DESIGNATING A GEOGRAPHIC AREA WITHIN THE CITY AS A TAX INCREMENT REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER THREE, CITY OF MANSFIELD, TEXAS; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE AND APPOINTING MEMBERS OF THE BOARD; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**(Ordinance in its entirety located in the City Secretary's Office)**

**Seconded by Council Member Lewis. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh;Julie Short;Mike Leyman;Casey Lewis;Todd Tonore;Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

Enactment No: OR-2276-22

## **PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING**

[22-4939](#)

Ordinance - Public Hearing Continuation and Second and Final Reading Ordinance Approving a Zoning Change From PR, Pre-Development District to PD Planned Development District for a Mixed Lot Single-Family Residential Development on 32.352 Acres out of the James McDonald Survey, Abstract No. 997, Tarrant County, TX, Located at 1970 N Main. Kinney Family Living Trust, Owner, Pulte Group, Developer (ZC#22-007)

*Jason Alexander presented the item and answered Council questions. City Attorney Drew Larkin answered Council questions.*

*Mayor Evans continued the public hearing at 8:31 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 8:31 p.m.*

**A motion was made by Mayor Pro Tem Tonore to deny the following ordinance:**

**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 A MIXED LOT SINGLE-FAMILY RESIDENTIAL, 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 Lewis. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

## **NEW BUSINESS**

[22-4944](#)

Ordinance - An Ordinance Approving a Development Agreement with Chisholm Flats, LLC regarding property being described as approximately 54.391 acres out of the C Vela Survey, Abstract No. 851, Johnson County, Texas, generally located at the northeast corner of South U.S. 287 and Lone Star Road; approving a concept plan and phasing plan; providing that this ordinance shall be cumulative of all ordinances; providing a savings clause; providing for a penalty clause; providing a severability clause; and Providing an Effective Date

*Jason Alexander presented the item.*

**A motion was made by Council Member Broseh to approve the following ordinance:**

**AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT WITH CHISHOLM FLATS, LLC REGARDING PROPERTY BEING DESCRIBED AS APPROXIMATELY 54.391 ACRES OUT OF THE C VELA SURVEY, ABSTRACT NO. 851, JOHNSON COUNTY, TEXAS, GENERALLY LOCATED AT THE NORTHEAST CORNER OF SOUTH U.S. 287 AND LONE STAR ROAD; APPROVING A CONCEPT PLAN AND PHASING PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**(Ordinance in its entirety located in the City Secretary's Office)**

**Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 5 - Larry Broseh; Mike Leyman; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 2 - Julie Short and Casey Lewis

**Abstain:** 0

Enactment No: OR-2277-22

[22-4861](#)

Resolution - Consideration and Approval of a Resolution Approving a Tax Increment Reinvestment Zone Reimbursement & Chapter 380 Economic Development Agreement between the City of Mansfield, Texas, the Board of Directors of Reinvestment Zone Number One, City of Mansfield, and Chisolm Flats, LLC; Authorizing the City Manager to Execute Said Agreement; And Providing an Effective Date

*Jason Moore presented and recommended Council table this item.*

**A motion was made by Council Member Lewis to table the item until the TIRZ #1 Board takes action. Seconded by Mayor Pro Tem Tonore. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

[22-5007](#)

Consideration of a Community Activation Grant Application Made by the Mansfield Veterans Memorial Foundation

*Nicolette Ricciuti presented the item and answered questions. Mansfield Veterans Memorial and Tribute Foundation President Terry Moore spoke on the funding and answered Council questions.*

**A motion was made by Mayor Pro Tem Tonore to approve the item for a reimbursement not to exceed \$18,492. Seconded by Council Member Lewis.**

**The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

**RECESS INTO EXECUTIVE SESSION**

*In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 8:55 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 8:55 p.m. Mayor Evans recessed the executive session at 9:59 p.m.*

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

Seek Advice of City Attorney Regarding Pending Litigation – Cause No. 348-270155-14

Seek Advice of City Attorney Regarding Pending Litigation – Cause No. 3:20-CV-2061-N-BK

Seek Advice of City Attorney Regarding Grand Prairie Boundary Adjustment

Seek Advice of City Attorney Regarding Athletic Complex Improvement Contracts

Seek Advice of City Attorney Regarding Shops at Broad Bankruptcy

Seek Advice of City Attorney Regarding the Notice of Intention to Issue Certificates of Obligation

Seek Advice of City Attorney Regarding Fire Station No. 5

Seek Advice of City Attorney Regarding ARP Funding

Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda

**Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072**

Land Acquisition for Future Development

**Personnel Matters Pursuant to Section 551.074**

City Manager Evaluation

City Secretary Evaluation

**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**

Economic Development Project #21-01

Economic Development Project #21-28

Economic Development Project #22-01

Economic Development Project #22-24

**RECONVENE INTO REGULAR BUSINESS SESSION**

*Mayor Evans reconvened the meeting into regular business session at 10:00 p.m.*

**ADJOURN**

**A motion was made by Council Member Broseh to adjourn the meeting at 10:01 p.m. Seconded by Council Member Bounds. The motion CARRIED by the following vote:**

**Aye:** 7 - Larry Broseh; Julie Short; Mike Leyman; Casey Lewis; Todd Tonore; Michael Evans and Tamera Bounds

**Nay:** 0

**Abstain:** 0

\_\_\_\_\_  
ATTEST: Michael Evans, Mayor

\_\_\_\_\_  
Keera Seiger, Assistant City Secretary